



Erie Community Center Expansion and Renovation Conceptual Study

Produced by Collab Architecture

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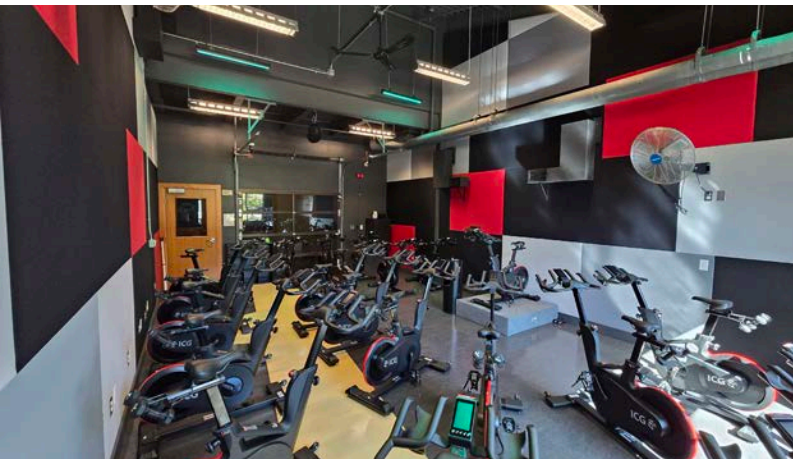


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Executive Summary

Purpose

Since opening in 2008, the Erie Community Center has become an integral part of daily life in Erie, providing a place for residents of all ages to stay active, connect, and participate in community programs. Functioning as both a recreational destination and a social hub, the facility reflects the Town's commitment to health and wellness. With over 225,000 annual visits, the Center continues to be one of Erie's most heavily used public amenities.

The Community Center encompasses 63,764 of total area, but has reached a point where programs and services have a higher demand than available space. Through a discovery process that included a condition and program assessment of the existing facility, incorporation of findings from the 2021 Facility Master Plan, interviews, and a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis with staff and the Design Advisory Committee, the team identified the most relevant and immediate facility needs.

Findings

The Erie Community Center is in good physical condition, however, there are several key deficiencies related to space availability. Based on this study and analysis of the building program, the following general areas of improvement and expansion were identified:

- Gymnasium Space
- Fitness Space
- Staff and Administration Support Areas
- Multipurpose Meeting Space
- Youth Activity Space / Indoor Playground

The Community Center site is constrained by public roads and other community buildings as well as the remnants of subterranean mining to the North and West limiting expansion to the East and very limited areas to the West of the building. This impacted both the amount of area that could be added and where expansion could best be linked to existing internal circulation and access control.

Recommended Concept

Based on the findings of this study, a conceptual plan was developed that addressed the key areas of renovation and improvement. The plan includes both internal renovations to expand usable area and improve circulation and visibility as well as adding area to the building.

The following table represents the proposed expansion in each of the listed program areas:

	Existing	New
Fitness Area	6,594 sf	1,400 sf
Meeting Space	6,872 sf	2,845 sf
Indoor Playground	1,855 sf	500 sf
Staff Areas	2,132 sf	3,127 sf
Total New Area		7,872 sf

Cost Evaluation

The above areas of renovation and expansion were evaluated to determine the total project cost. The estimate includes the base cost of construction. In addition to the construction cost, a 25% factor was included to account for non-construction costs including design and engineering, furnishings and equipment, miscellaneous development costs and contingencies. The estimate also assumes escalation to mid-2028 with a 9% escalation factor.

Est. Total Construction Costs	\$10,481,038
Escalation to Mid-2028	\$ 962,159
Non-Construction Costs (25%)*	\$ 2,860,800
Total Project Estimated Cost	\$14,303,997

Future Opportunities

The study also identified potential future opportunities for expansion that could include added gymnasium and fitness space to better serve the current and long-range needs of these programs and users. The future addition proposes 3,260 sf of fitness area and 7,000 sf of gymnasium area for a total addition of 10,260 sf and an estimated cost of \$12,283,118 in 2028 dollars.



Acknowledgments

Design Advisory Group (DAG)

Chad Alexander
Elizabeth Belton
DJ Bischoff
Luke Bolinger
Heather Davies
Chris Holland
Jay Mauer
Levi Moser
Jeffrey Rau
Courtney Wallace
Rachel Wysuph

Town of Erie - Town Council

Emily Baer
Brandon Bell
Dan Hoback
Andrew J Moore
John Mortellaro
Brian O'Connor
Anil Pesaramelli

Design Team

Collab Architecture
Studio CKA
DFH Consulting
JVA Engineering Consultants
The Ballard Group
Innovative Electrical Systems
Energetics Consulting Engineers



**Serves
225,000+
visitors
annually.**

Erie Community Center

A Cornerstone of Community Life

The Erie Community Center (ECC) is a cornerstone of the Town's identity, welcoming residents of all ages to connect, play, and grow. Since opening its doors in 2008, it has served as both a hub for recreation and a gathering place that reflects Erie's spirit of health and togetherness. With more than 225,000 annual visitors and nearly 90,000 program participants, the Center embodies the Town's investment in community vitality.

As Erie continues to expand, so too does the demand on this cherished resource. This Pre-Design Study recognizes both the value of what has been built and the opportunity to plan for what lies ahead. Enhancements to programs, facilities, and support spaces will ensure the Community Center remains a vital and vibrant resource—one that grows alongside the Town and continues to reflect Erie's collective pride and aspirations.



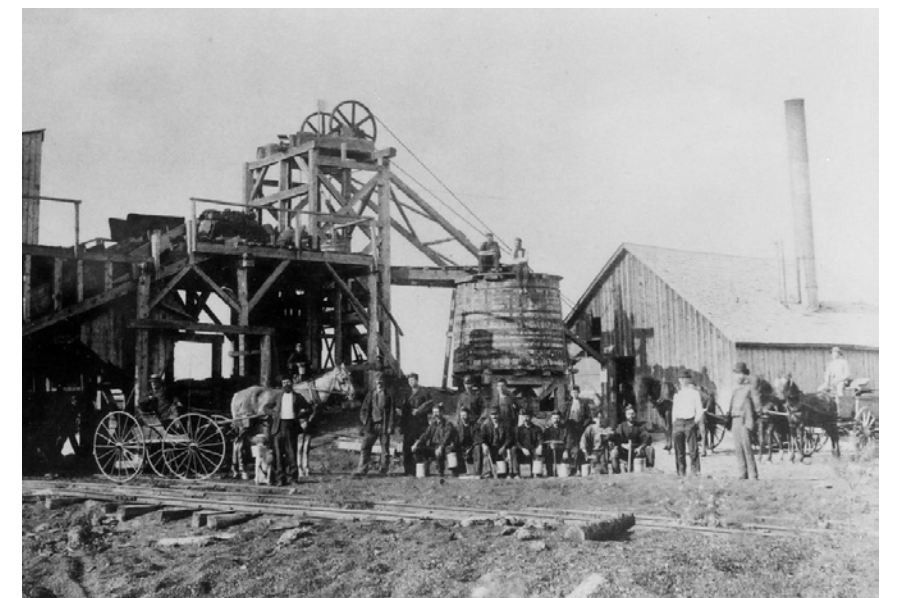
Above: Current Schematic for the Erie Community Center

History & Design Highlights

Construction Timeline: Groundbreaking occurred in 2006, with the facility's Grand Opening on January 5, 2008.

Siting Considerations: Built after extensive geotechnical and subsidence testing due to Erie's coal mining history.

Sustainability: Designed following LEED guidelines emphasizing energy conservation and cost efficiency.



Above: Erie's historic coal mining industry influenced the siting of the ECC, and remains a proud source of inspiration for amenities like the Mini Miners indoor playground.

Project Introduction

A Phased Path to Progress

The Erie Community Center (ECC) is one of the Town's most valued public assets—a 64,000-square-foot facility at the heart of the community that has welcomed hundreds of thousands of visitors since opening in 2008. More than just a building, the Center has become a place where residents of all ages come together to connect, learn, and stay active. As Erie's population continues to grow, however, demand for space and amenities has outpaced the facility's original capacity. To ensure the Center remains a cornerstone of community life, Town Staff partnered with Collab Architecture to complete a comprehensive planning and pre-design effort focused on updating existing spaces, modernizing amenities, and planning for expansion.

This report reflects the Town's commitment to a thoughtful approach that builds on both community priorities and careful technical analysis. The process was organized into three phases:

- 1. Discovery & Project Foundation
- 2. Vision Development
- 3. Finalizing Decisions



Each phase has combined assessments of current conditions with engagement from Town staff, stakeholders, and community voices, creating a framework that is both data-driven and rooted in local needs. The work spanned everything from building systems and space utilization to programming, cost modeling, and long-range planning.

The Design Team's role was to guide this process with clarity, collaboration, and creativity. Acting as a planning partner, our team facilitated workshops, gathered input from the Design Advisory Group and ECC Staff, and explored multiple conceptual design options to ensure that the Town is positioned to make confident, informed decisions. Together, these efforts provide a clear roadmap for how the Erie Community Center can continue to evolve - ensuring it remains a source of pride and vitality for the community for decades to come.

Planning with purpose secures a vibrant Community Center for generations to come.



Project Importance

The Erie Community Center is a cornerstone of community life, but growth and demand have stretched the facility beyond its capacity. Expansion and renovation are essential to maintain its role as Erie's hub for health, recreation, and connection

Daily Use: 800 average visitors; peaks of 1,100.

Staffing: 23 full-time staff today, Projected 27 by 2028.

Program Growth: Annual visits climbed from 158k (2008) to 221k (2019).

Site Factors: Built on ground studied for coal mining stability; parking and circulation remain key to long-term function.

Planning now ensures the ECC remains a sustainable, welcoming resource for Erie's future.

1.

Discovery

Introduction

The initial milestone of the project was focused on discovery. We started by establishing a shared foundation for the Erie Community Center's future. The process began with a project kick-off and visioning session, where the Design Advisory Group (DAG), Town staff, and the design team came together to identify goals, challenges, and opportunities. This collaborative framework created the baseline for all subsequent phases, ensuring alignment around community values and operational priorities.

During this discovery, the design team conducted a detailed review of the Center's programming, functional layout, and day-to-day use. Building on the 2020 Space Needs Analysis, the 2021 Facilities Master Plan, and existing facility documentation, we analyzed spatial organization, accessibility, visibility, and user experience. Utility systems and site infrastructure were also reviewed at a high level to anticipate constraints and reduce future risk. Together, these findings created the springboard for exploration in the future design, anchoring the project in both a shared vision and a thorough understanding of current conditions.



Activities

Review Existing Knowledge & Facility Conditions

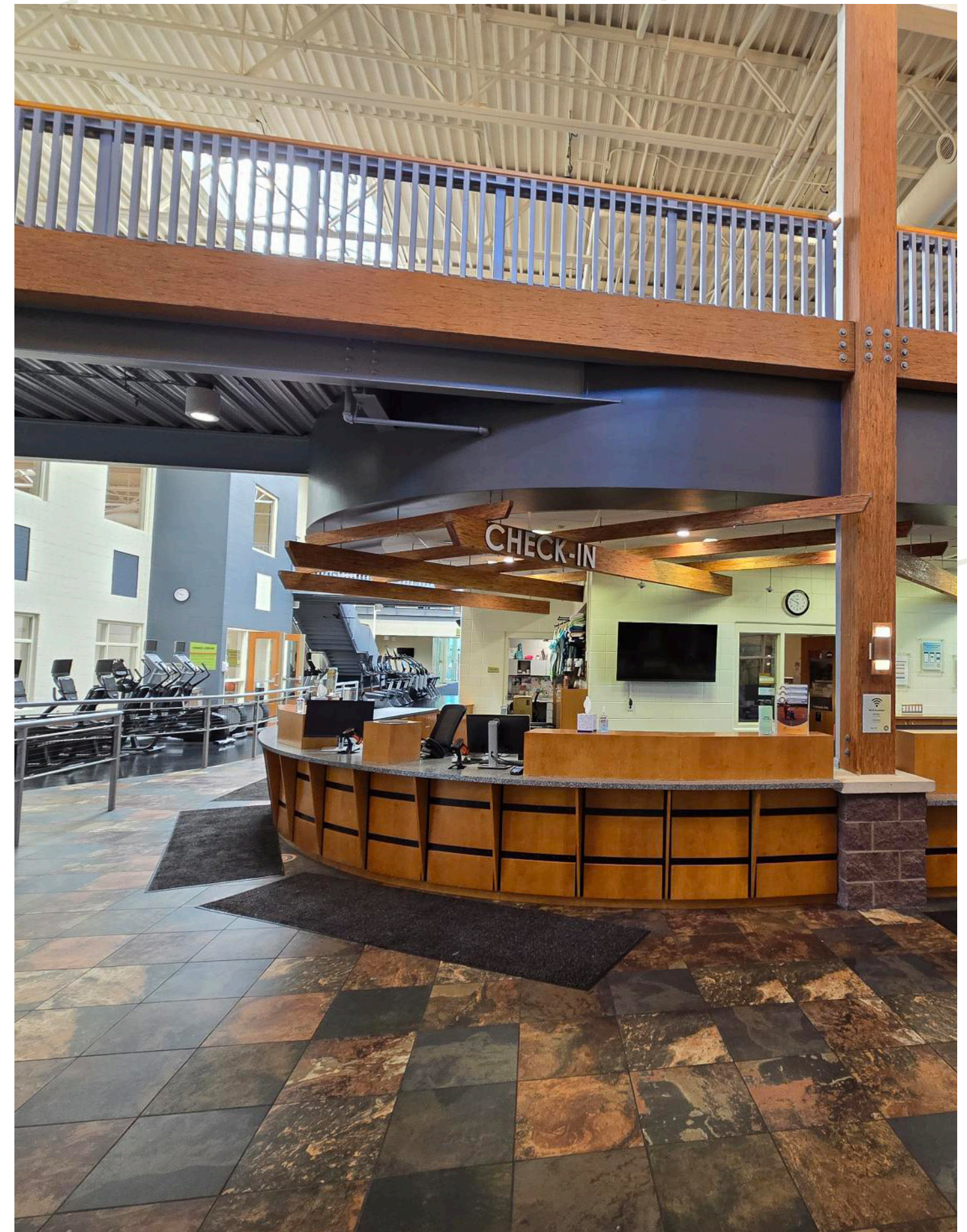
Design Story Telling "Greta"

Kick-Off Meeting & SWOT Analysis

Recreation Staff Interviews

Pull Schedule Exercise

Sustainability Interviews



Review Existing Knowledge & Facility Conditions

Establishing the Baseline

Summary: Prior to the official kick off, the team reviewed prior studies, facility assessments, and operational data to understand the history, current condition, and performance of the Erie Community Center. As the project commenced, this included thorough on-site evaluation of the engineering systems, spatial functionality, circulation, and site constraints through multiple site visits with subject matter experts.

Outcome: A clear baseline understanding of existing conditions was established, ensuring that future recommendations were grounded in the realities of the current facility.

Documents Reviewed:

- As-Builts
- Community Survey Results
- ECC Building Analysis
- ECC Space Needs Assessment
- Existing Site Plans
- Facilities Master Plan
- Geotechnical Investigation & Soils Reports
- Previous Stakeholder & Focus Group Meeting Summaries

Excerpts from the 2021 Facility Master Plan

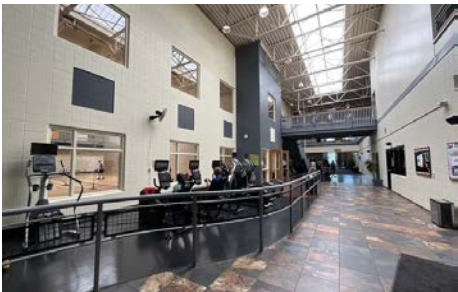
The Erie Community Center is in good physical condition, however, there are several key deficiencies related to space availability. The Community Center site is constrained by roads and other community buildings as well as poor soil conditions to the west making expansions difficult. There are some repairs needed to concrete within the pool area as well as a need for re-caulking of much of the exterior store front. There is also a long history of roof leakage.

The Master Plan document provided a thorough assessment of current area and program functionality. Based on the survey conducted at that time, and analysis of the buildings program, the following general areas of improvement and expansion were noted:

- Gymnasium Space
- Indoor Aquatic Space
- Fitness Space
- Staff and administration areas

While some of these recommendations are still valid, further discussion with staff, facility users and operators determined that additional priorities were to be considered and some of the previous recommendations either reconsidered, or deferred to a potential future recreation center. Additional space needs determined through this study include:

- Additional indoor playground space
- Additional multi-purpose meeting space



Architectural & Engineering Site Visit Summary

As the project launched, our architectural and engineering teams conducted a focused site visit to evaluate the Erie Community Center's existing conditions. This visit brought together mechanical, electrical, plumbing, structural, civil, and architectural specialists to establish a baseline understanding of the facility and identify opportunities and constraints that would shape the pre-design process. The team walked the full building, interior and exterior, documenting how the facility performs today and where future improvements may be needed. The review emphasized system age, capacity, and maintainability; spatial efficiency; accessibility; circulation; and how the building is functioning in relation to the Town's current programming and operational goals.

Mechanical & Plumbing: Several systems are approaching end-of-life, show signs of inconsistent heating and cooling performance, and will require evaluation for electrification and code alignment in future phases. Staff noted temperature swings and system strain during peak use.

Electrical & Low Voltage: IT rooms lack adequate cooling and security, and many AV systems throughout the building are outdated. Wi-Fi and cellular inconsistency was noted as a recurring operational challenge.

Civil & Site: The team reviewed existing drainage patterns, delivery access, and parking circulation. While the site continues to function as designed, the Town's coal-mining subsidence history limit expansion areas for the building and remain critical considerations for future design.

Architecture & Space Utilization: Staff work areas, storage, and several program spaces are undersized relative to current demand. Circulation pinch points, limited visibility to key areas, and challenges accommodating the 7-10 age group were observed.

Kick-Off Meeting & SWOT Analysis

Launching with Alignment

Summary: On July 2, 2025, the project design team hosted a kick-off meeting at the Erie Community Center to start the project with a strong foundation, and make sure that the communication for the project was established. The Kick-Off Meeting introduced the project team and stakeholders, outlined the project scope, and facilitated a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis.

The goal was to capture initial impressions and identify priorities early in the process. During the project kick off meeting, the full team was introduced to a project communication tool called Miro. This platform was used as a communication tool throughout the entire project to make sure all parties were updated.

Outcome: The meeting gathered valuable input from staff and stakeholders and set a foundation for future decision making for the project. The SWOT analysis assisted the team in aligning around clear priorities, creating a grounded vision of what this project could look like, and establishing a decision-making tool to reference throughout the process. This exercise ensured that both opportunities and challenges were surfaced early, giving the project a realistic foundation to guide future design discussions.



Stakeholder Groups Involved

Building Facilities Team

Recreation Design Advisory Group

Town of Erie Recreation Users

Strengths

- Strong community hub — family-oriented, welcoming, and serves all ages.
- Well-maintained facility with natural light and inviting spaces.
- Wide range of programs and recreational opportunities.
- Positive culture with joyful team environment, places to gather and connect.
- Growing population increases relevance and demand.

Weaknesses

- Infrastructure issues — power outages, no backup generator, complicated roof lines.
- Lack of flexible/program spaces, staff areas, and conference rooms.
- Undersized staff/administration space; customer service challenges.
- Acoustics and wind issues at front entry.
- Misses programming for the 7–10 age group.

Opportunities

- Expand youth, adult, and senior programming (sports, afterschool, mentoring, food).
- Reconfigure for efficiency with more multi-use and storage areas.
- Create indoor/outdoor integration and resilient design.
- Dedicated flex/work space; rethink front desk/entry sequence.
- Leverage financing tools (Bundle COPs) and council/community support.

Threats

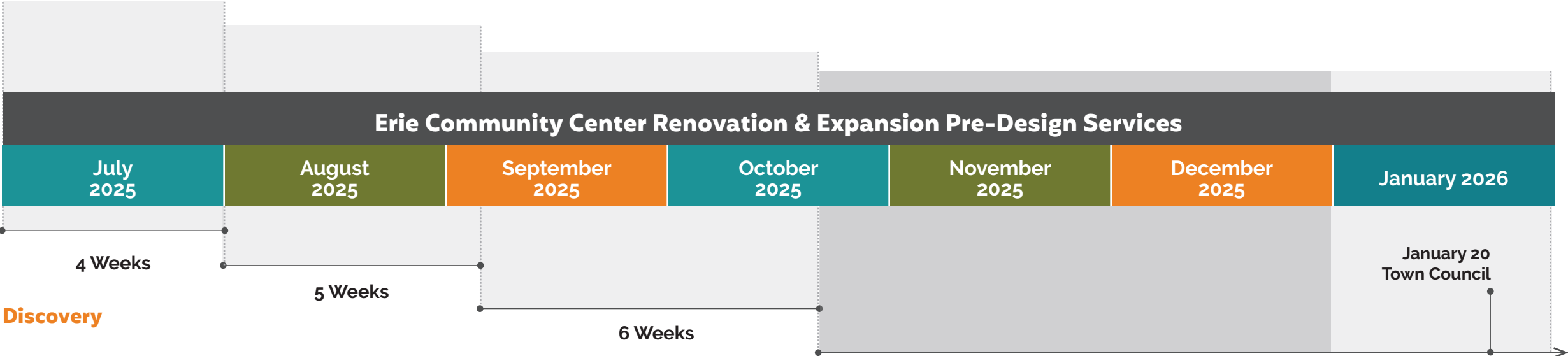
- Site challenges (subsidence/undermining) and aging infrastructure/systems.
- Competing facility projects in nearby communities.
- Economic risks — sales/property tax decline.
- Shifting recreational trends that may reduce traditional program demand.

Pull Schedule Exercise

Creating a Living Timeline

Summary: During this collaborative scheduling session, stakeholders worked with the design team to align project milestones with operational needs, funding timelines, and deadline expectations.

Outcome: The pull schedule exercise created a clear, visual roadmap that details upcoming major milestones and weekly touch base meetings. The pull schedule created a collaborative timeline that gave the entire team a straightforward tool to track progress and inform expectations from the beginning of the project. The pull schedule was also integrated into the Miro Board platform so that it became a "living" document that could manipulated and adjusted as the project progressed.



Discovery

- In-Person Project Kick-Off Meeting and Orientation with Town and Committee Representatives
- Review Strategic Plan and Questionnaires
- Finalize Communication Plan, Schedule, Workplan & Project Parameters
- Conditions of Satisfaction & Project Priorities
- Review Program with Existing Knowledge of Information Collected from the 2021 Facilities Strategic Plan
- Design Advisory Group (DAG) Meetings
- Stakeholder Meetings & Interviews
- Architectural Team Focused Site Visit
- Engineering Team Focused Site Walk
- Geotechnical Borings
- Phase 1 Summary Document
- Summary Meeting with DAG
- Phase Sign Off

Vision Development

- Stakeholder/Staff Visioning Charette
- Create Program Plan Options and Future Scenarios
- Staff Interviews
- Stakeholder and User Group Interviews
- Finalize Program - Conceptual Plan Options
- Design Advisory Group Meeting
- Pre-Application with Planning/ Building Dept.
- Initial Opinion of Probable Cost
- Development & Coordination with Consultants
- Design Advisory Group Meeting
- Community Engagement - Informative Parks & Rec Director, Staff & Community Focus Groups
- Phase 2 Summary Document
- Stakeholder Sign-Off
- Erie Community Center - Shut Down for Maintenance & Cleaning

Finalizing Decisions

- Final Program and Design Concept
- Design Advisory Group Meeting
- Create Phasing Plan
- Project Visuals/ Renderings
- Design Advisory Group Meeting
- Final Summary Report
- Town and Stakeholder Review
- Final Report/Executive Summary
- Presentation Package to Council
- Council Meeting

Preparation for Council Meeting

Next Steps

Next Steps

- Present to Council on January 20
- Board Clarifications
- Full Construction Documentation
- Selection of General Contractor

Design Storytelling

"Greta" as a Shared Metaphor

Summary: To better understand the Erie Community Center beyond its physical spaces and systems, the project team introduced a Design Storytelling exercise, which is a creative visioning tool that helps stakeholders describe the facility in human terms. This approach invited participants to imagine the ECC as a person named "Greta," an aging but beloved community member who has served

generations of Erie families. By framing the building as a character with a personality, history, and aspirations, staff were encouraged to think differently about the facility's role in the community and how it should evolve. Through this metaphor, participants explored Greta's strengths, daily routines, emotional qualities, frustrations, and hopes for the future. The exercise revealed how deeply the Community Center is connected to Erie's identity and highlighted the building's need for renewal in ways that support comfort, dignity, inclusivity, and long-term health. This qualitative lens complemented the technical assessments, helping bridge operational realities with community values and user experience.

Outcome: "Greta" became a shared reference point for discussions, helping participants articulate challenges, aspirations, and values for the facility. We were able to dive deeply into Greta to understand many qualitative efforts that identified who she was, what her priorities are, what her future looks like, and even what her adjacent "family" looks like. In addition to the quantitative information that the design team reviewed earlier in the project, this exercise was able to identify and dive further into the qualitative features.



Staff Interviews

Programming & Operations Focused: Insights from the Front Line:

Summary: To better understand how the Erie Community Center functions on a daily basis, interviews were conducted with staff across all departments. These conversations provided valuable insight into program needs, facility challenges, and operational realities. Staff perspectives helped identify both broad concerns affecting the entire building and program-specific issues tied to individual user groups.

Outcome: Staff feedback revealed critical spatial and functional deficiencies, as well as opportunities to improve efficiency and user experience. The discussion involved the overall facility, while also going into detail about individual programs and their associated spaces. Recurring themes included:

Additional Flexible Space: Staff emphasized the need for more square footage to meet current and future program demands, with interest in both dedicated and adaptable areas.

Lack of Proper Staff Space: Offices, meeting areas, and support spaces are overcrowded, with many staff using makeshift work areas rather than spaces aligned with Town standards.

Storage Limitations: Nearly every program reported a shortage of storage. The Town currently rents space and uses off-site solutions to keep up with demand.

In addition to these facility-wide concerns, staff also identified program-specific challenges and opportunities across Active Adults, KidStation/Mini Miners, Sports, and Fitness—each reflecting the diverse needs of Erie's growing community.



Program Insights Overview

As part of the discovery process, staff shared detailed feedback on how each program area is functioning today and where additional space, flexibility, and support are most needed. Their perspectives revealed clear patterns across the building: rising participation outpacing available space, storage limitations affecting daily operations, and several programs struggling to accommodate users of different ages and abilities. These program-specific insights created a clearer picture of how the Erie Community Center is used, where it is strained, and where future improvements will have the greatest impact on community experience.

Staff Interviews

Sustainability Focused: Planning for Resiliency and Efficiency

Summary: This set of interviews focused on the Town's sustainability goals, facility infrastructure needs, and AV/IT systems. Staff input guided discussions around how the Erie Community Center could align with local and statewide initiatives in energy efficiency, water conservation, and long-term resiliency. Additional conversations explored facility-wide AV/IT upgrades, opportunities to centralize systems, and concerns related to plumbing and aging mechanical equipment that may impact future expansion.

Outcome: Sustainability emerged as a guiding principle for concept development, ensuring alignment with the Town of Erie's values and regulatory requirements. At the same time, critical infrastructure considerations—including AV/IT modernization and mechanical system upgrades—were identified as necessary components of planning for a resilient, future-ready facility. Key themes identified included:

Sustainability: Staff emphasized the need to electrify systems and align upgrades with new codes, while exploring renewables, conservation, and passive design opportunities.

Facilities: Staff noted aging mechanical systems and inconsistent heating/cooling, along with peak usage strain, limited storage, and no dedicated receiving space.

AV/IT: Staff highlighted the lack of cooling and security for IT rooms, outdated AV systems, and ongoing wifi and cellular connectivity issues.

Together, these insights underscore the importance of pairing sustainable strategies with robust infrastructure improvements. Addressing these needs will not only extend the life of the Erie Community Center but also ensure it remains a resilient, efficient, and future-ready asset for the community.



“The heating and cooling of the building is a large concern. Does not have access to control the electronic controls.”



“Look at potential AV upgrades as the current AV is not ideal for the functions of the facility.”



“There is the potential that this facility may be a resilience hub which would impact the thought and design for renewable energy.”

“Most of the storage and repair happens off site...most of the storage at facility is for the janitorial staff. This is not optimal.”



“The Mechanical units are showing their age. There is a plan for replacement and electrification.”

“Indoor air quality and water conservation will be important aspect as we look at this project. The Town has very aggressive water conservation efforts.”



“It would be ideal to move all of the IT to the same location, but has challenges with the building being split.”

“Most of the rooms have their dedicated AV systems, but the systems need a refresh.”

Discovery Conclusion

A Comprehensive Starting Point

The Discovery phase of the Erie Community Center Expansion and Renovation project established a strong foundation for the future of the facility. During this phase, the team completed a thorough review of existing studies, on-site facility investigations, stakeholder interviews, and collaborative exercises with Town staff and the Design Advisory Group. These efforts ensured that the planning process began with a clear understanding of current conditions, operational challenges, and community aspirations.

Through this collaborative process, several key themes emerged:

- Program-specific enhancements in aquatics, fitness, sports, active adults, and childcare to address overcrowding and modernize amenities.
- The need for additional flexible and adaptable space to support current and future program growth.
- Expanded and properly designed staff areas, including offices, meeting rooms, and support spaces aligned with Town standards.
- A significant demand for storage across all program areas to reduce reliance on off-site solutions.

- Infrastructure and sustainability priorities, including mechanical system upgrades, energy efficiency, renewable energy opportunities, and AV/IT modernization.

This work clarified the Town's priorities and created momentum for the project. With these insights, the team was well-positioned to advance into Visioning Development, ensuring that future design concepts reflect Erie's values, community needs, and long-term vision for the Erie Community Center.

2.

Vision Development

Introduction

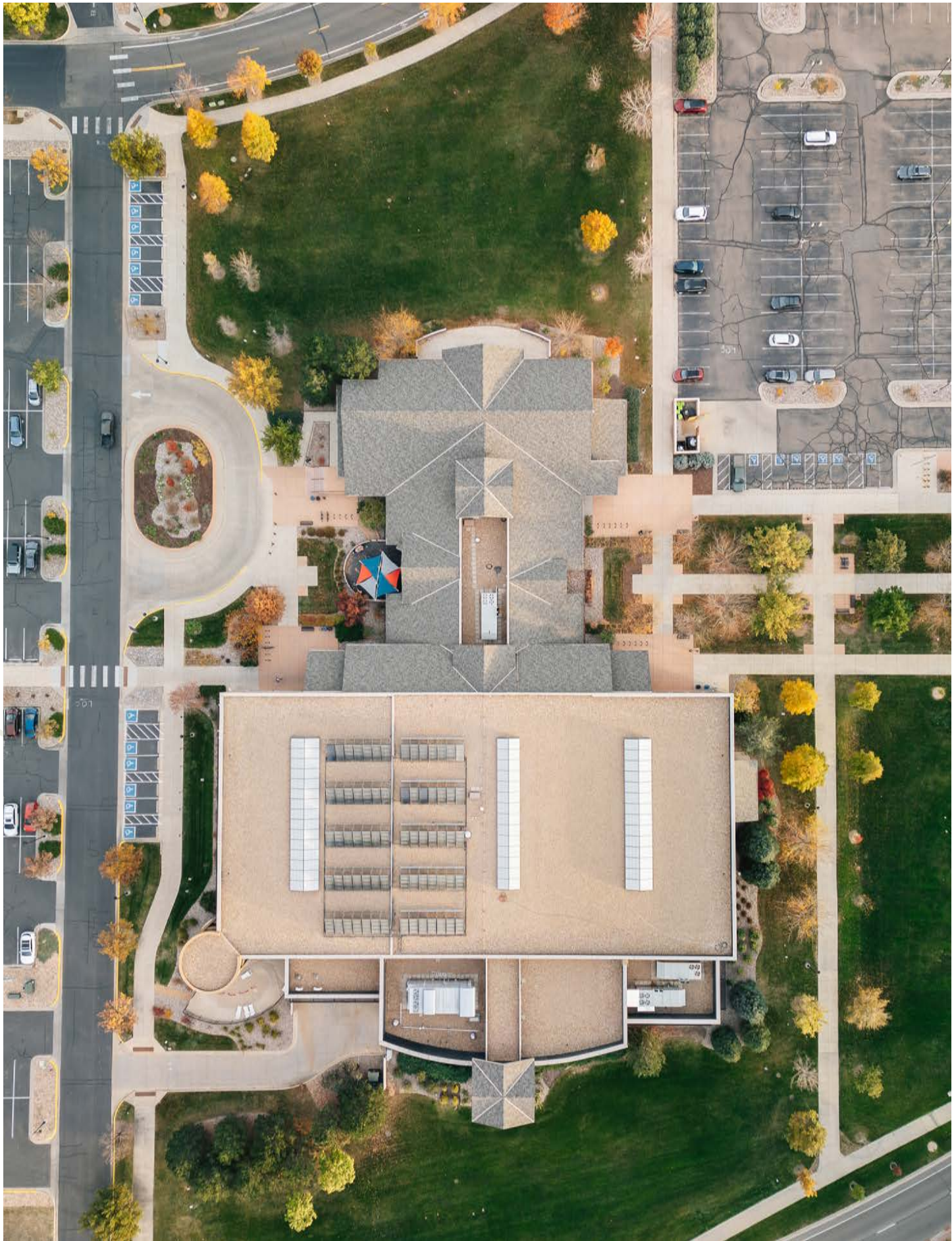
The Vision Development process transitioned the project from Discovery into the creation of clear design concepts for the Erie Community Center's future. This work began with a Program Verification Exercise, conducted over the course of several Design Advisory Group meetings. By walking the facility together, the design team was able to validate existing programming, refine its functional use, and ensure that both current operations and future programming needs would be fully considered. This collaborative step provided the foundation for concept development and set the stage for meaningful design exploration.

Building on that framework, the team advanced conceptual planning through activities that examined program adjacencies, capacity demands, and opportunities for space reallocation. Universal design principles guided the work to ensure the concepts addressed Erie's diverse user base, while early cost modeling aligned vision with fiscal responsibility. Multiple conceptual options were then prepared for review with the DAG, creating a structured process for feedback and refinement. Together, these efforts formed the basis for selecting a preferred direction, one that reflects Erie's values and prepares the Community Center to meet both present and future needs.



Activities

- Site Analysis & Geotechnical Survey
- Program Verification Exercise
- Identifying Design Opportunities
- Conceptual Programming & Floorplan Development
- Initial Opinion of Probable Cost



Site Analysis & Geotechnical Services

Guidance from the Land Itself

Summary: As part of the early Discovery phase, the civil engineering and geotechnical teams completed a detailed review of site conditions to understand how the Erie Community Center's location, soils, drainage patterns, and historic mining activity may influence future improvements. The ECC site—situated within an area historically affected by coal mining—requires thoughtful planning to ensure that

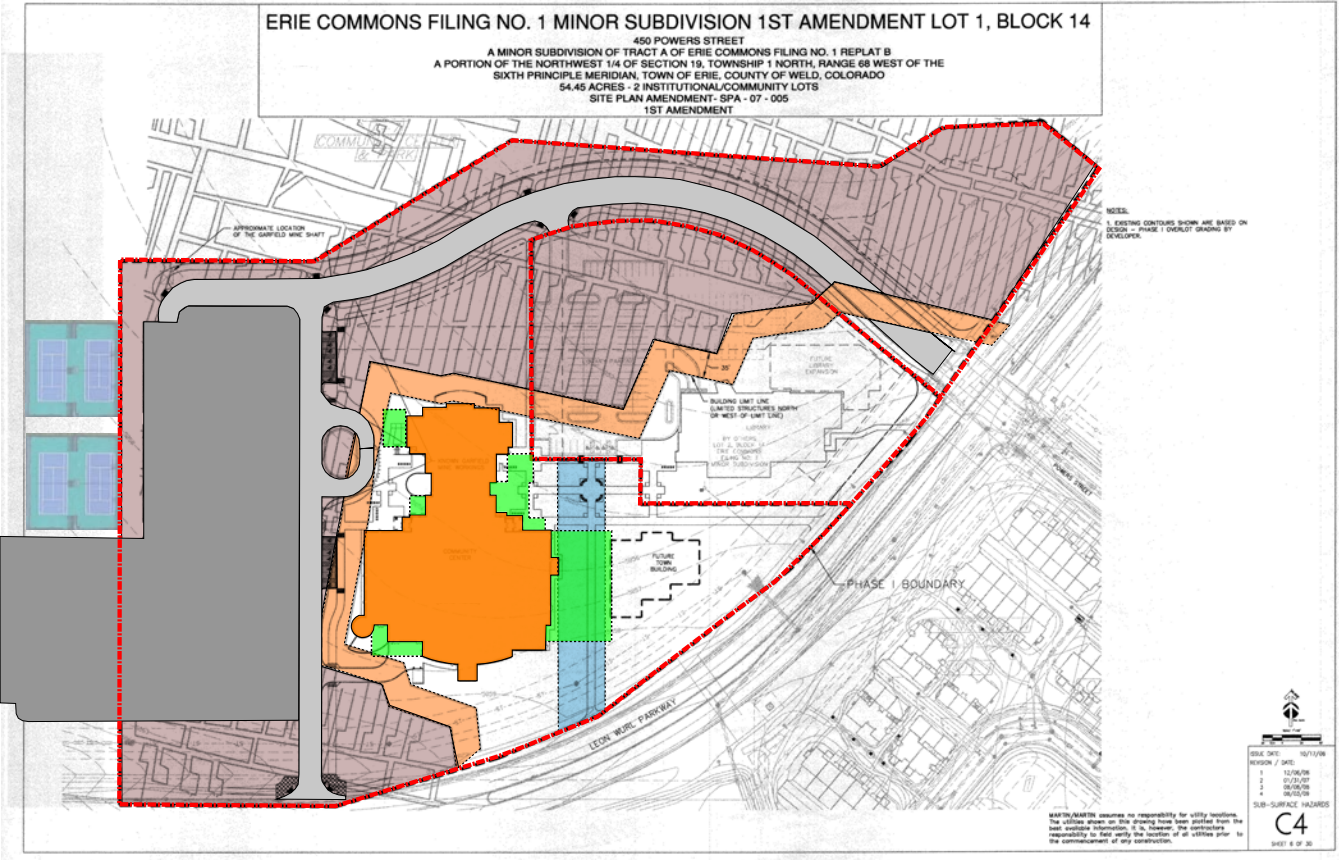
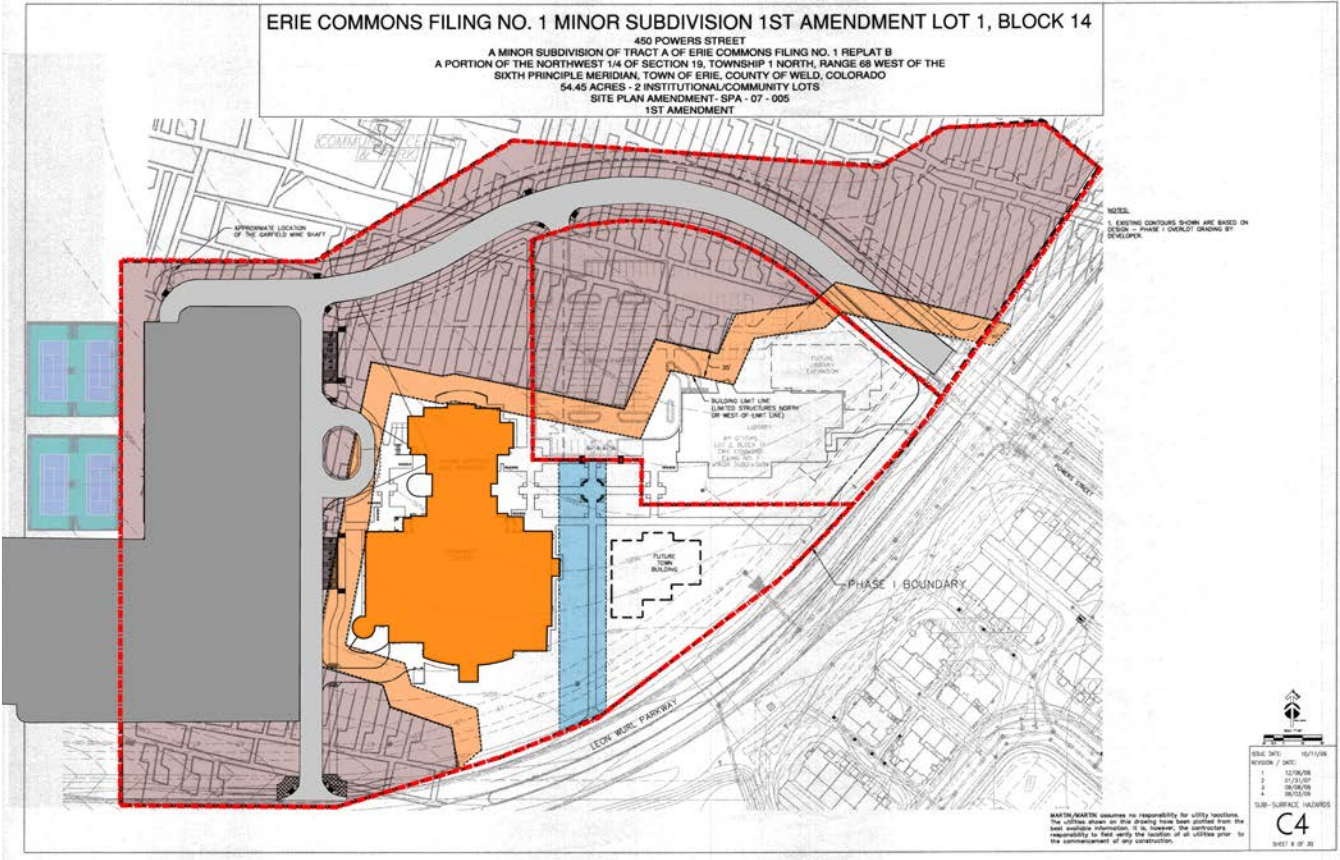
any renovation or expansion aligns with long-term stability, grading limitations, and utility capacities. This phase included a review of existing reports, on-site observations, and coordination with Town staff to identify areas of settlement, drainage concerns, circulation challenges, and expansion opportunities. The team also evaluated existing geotechnical borings and conducted additional field investigations to confirm soil conditions, bearing capacities, groundwater considerations, and any areas susceptible to undermining or subsidence. Together, these assessments established a technical foundation for understanding how the site can safely and efficiently accommodate both building improvements and potential future growth.

Outcome: The site and geotechnical analysis reaffirmed several key constraints that will shape the renovation and expansion strategy. The presence of undermining on the property to the North and West of the ECC is consistent with Erie's coal mining history meaning that any new construction or structural modifications must be carefully coordinated with precise foundation design and potential ground mitigation strategies. This ensures long-term safety, performance, and compatibility with existing structures.

The team identified drainage patterns that will require improvement, particularly around high-traffic areas and building edges where stormwater currently concentrates. Civil observations also highlighted opportunities to maintain parking circulation, enhance

pedestrian safety, and evaluate service access to better support daily operations and future programming.

These findings provide a clear roadmap for aligning conceptual design work with the realities of the site—allowing the Town to plan confidently, mitigate risk early, and prioritize investments that support durable, future-ready expansion of the Erie Community Center.



Program Verification

From Observation to Framework

Summary: As the vision development began, the design team worked with stakeholders through a multi-meeting, several weeks-long process to validate and refine the existing program developed during the Town's strategic planning efforts. Building on the staff interviews and discovery work, this exercise carefully examined how spaces are currently used to ensure allocations reflect community needs while staying within budget and site constraints.

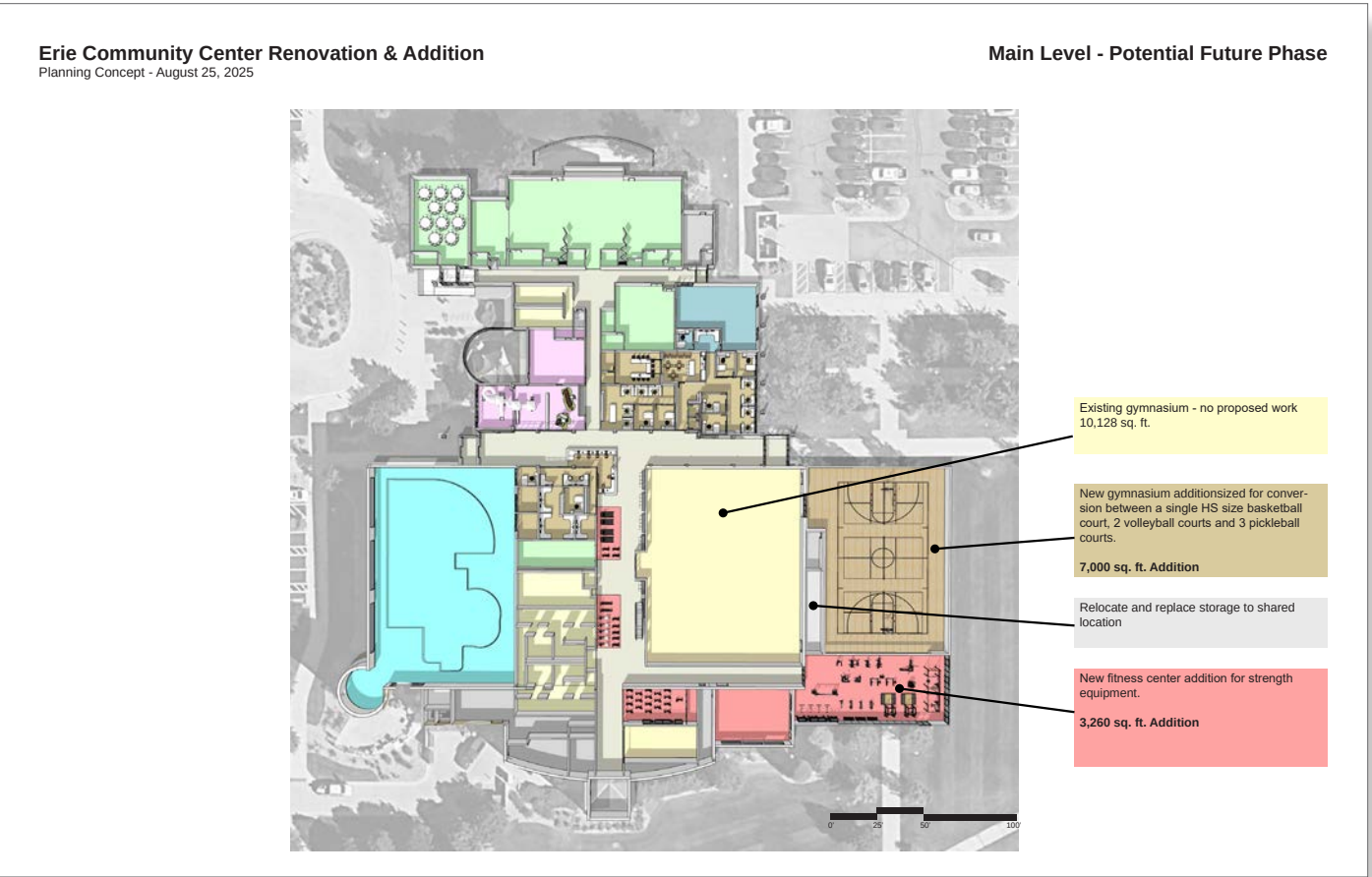
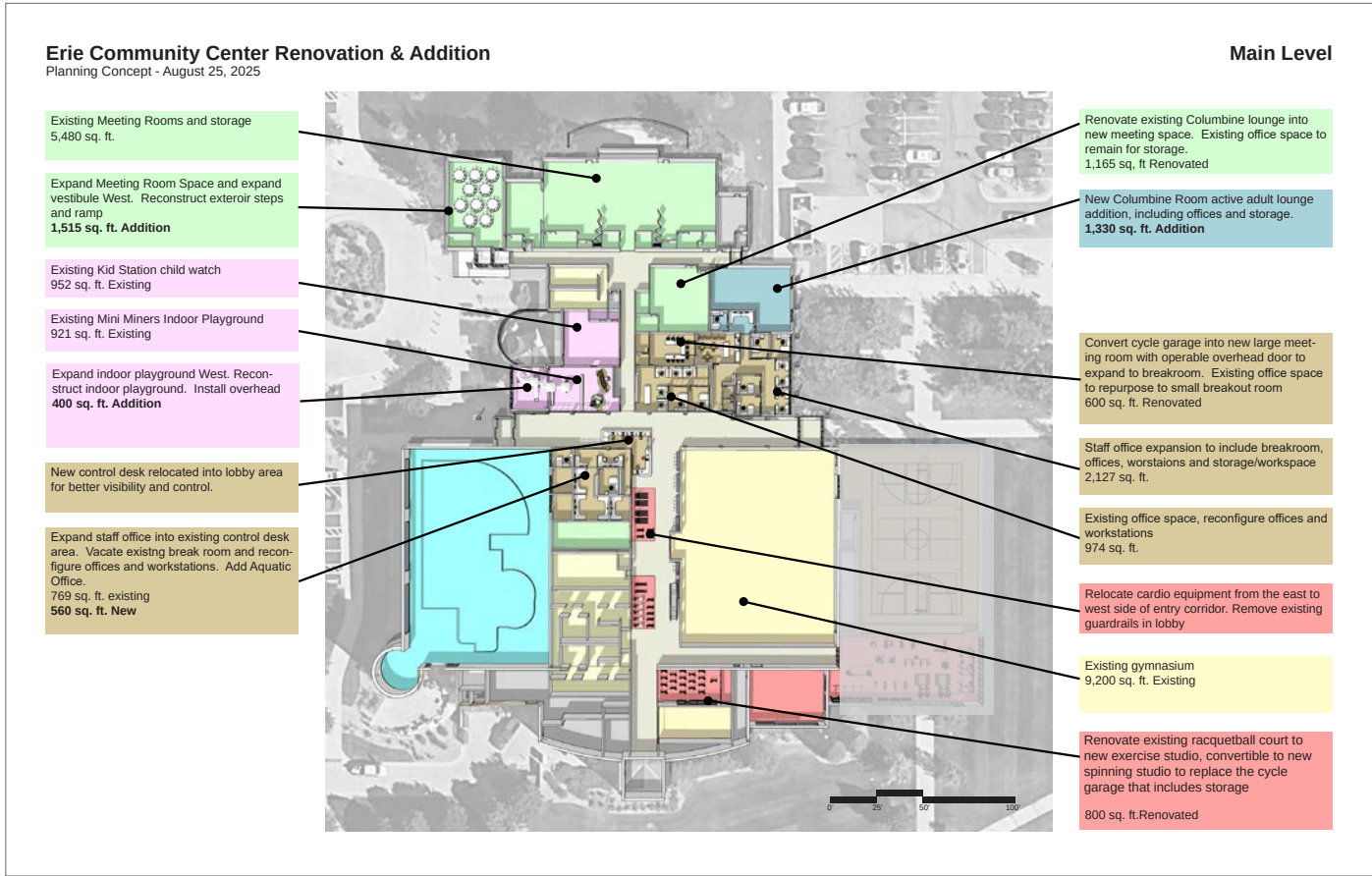
Outcome: The Program Verification Exercise provided a clear and defensible framework for concept design, balancing community priorities with realistic facility capacity. By confirming assumptions and refining details early, the team created a solid foundation to move forward into vision development with confidence and alignment across staff, stakeholders, and the DAG.

Project Priorities

- Add flexible multi-purpose space to reduce scheduling conflicts
- Address undersized and overcrowded program areas
- Enhance circulation, visibility, and user experience
- Improve staff workspaces for safe, efficient operations
- Improve storage access to reduce operational strain
- Resolve MEP and AV/IT reliability and comfort issues
- Align building systems with sustainability and electrification goals

Future Opportunities

- Major spatial additions such as enlarged gymnasium areas
- New or expanded amenities that support population growth beyond current demand
- Development of specialized youth or teen spaces for emerging programs
- Expansion of fitness areas for long-term capacity needs
- Larger administrative suites to serve future staffing levels
- Re-imagined site components such as additional parking, new outdoor amenities, or expanded campus connections



Identifying Design Opportunities

Functional, Flexible, and Future-Ready

Summary: With the program verified and the existing facility conditions documented, the project team began identifying design opportunities that could meaningfully improve the Erie Community Center's functionality, user experience, and operational performance. This step synthesizes everything learned throughout the Discovery process—staff feedback, system assessments, site constraints, program pressures, and Town priorities—to highlight where strategic design interventions can have the greatest impact.

The goal of this effort was to frame the possibilities: the “zones of opportunity” where expansion, reconfiguration, or repurposing can address existing challenges and unlock new potential for the Center. These opportunities set the stage for the vision development, where the team will test alternative layout concepts and evaluate their effectiveness, cost, and long-term value.

Outcome: The design opportunities identified in the Discovery process fall into several key categories that reflect both immediate needs and long-term aspirations. These opportunity areas recognize the ECC's strengths while highlighting where spatial adjustments, expanded square footage, and modernized systems can elevate the overall experience for users and staff.

Key Design Opportunities



Reimagining the Entry Sequence: Enhancing visibility, wayfinding, and the sense of welcome as users enter the building—improving the first impression and addressing customer service challenges highlighted by staff.

Improving Storage Distribution & Access: Locating storage where it is most needed to reduce operational strain and reliance on off-site facilities.



Strengthening Building Systems & Resilience: Prioritizing sustainability, electrification, mechanical reliability, and AV/IT modernization to increase energy performance and operational efficiency.



Enhancing Child Watch & Intermediate Age Offerings: Exploring opportunities to expand Mini Miners and develop programming for the 7–10 age group—an identified gap in services.



Optimizing Fitness & Wellness Layouts: Addressing overcrowding, improving equipment distribution, and enhancing circulation to support safety and the participant experience.



Leveraging Indoor/Outdoor Connections: Identifying where outdoor patios, drop-off areas, or program spillover space could better support community interaction and extend the usable footprint of the facility.



Creating More Flexible, Multi-Use Space: Introducing adaptable rooms that can shift between youth programming, meetings, classes, and community events, easing scheduling conflicts and increasing program capacity.



Expanding Support & Staff Areas: Providing properly sized offices, meeting rooms, and workspaces that reflect the Town's staffing needs today while accommodating projected growth.

Conceptual Programming & Floorplan Development

Visualizing How It All Fits – Project Concept

Community Enrichment Spaces

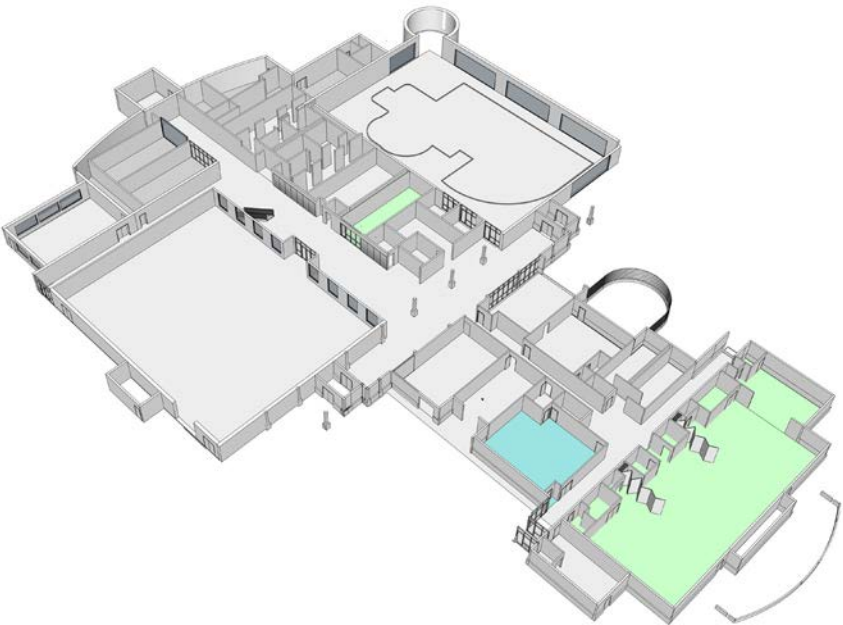
Summary: As part of the program verification process, staff identified a critical need for additional flexible meeting and enrichment spaces to support the Town of Erie's growing demand for classes, community programs, and civic gatherings. The current facility frequently experiences scheduling conflicts, with existing rooms booked to capacity and staff often forced to turn groups away. To address this gap, this conceptual design includes a new 1,000–1,200 SF multi-purpose meeting room with adjacent community enrichment space, creating a cluster of flexible, high-value rooms. The expansion and relocation of the Columbine Lounge further increases capacity for active adults and adds dedicated space for expanded programming.

The new space is strategically located near the existing community rooms on the north side of the building, reinforcing an established program zone and ensuring intuitive access for users, staff, and instructors. By keeping these spaces together, the Community Center maintains a clear functional identity—simplifying wayfinding, improving staff oversight, and allowing programs with similar needs to operate in close proximity.

Outcome: The addition of these new spaces delivers several key benefits that strengthen both daily operations and long-term flexibility within the Community Center:

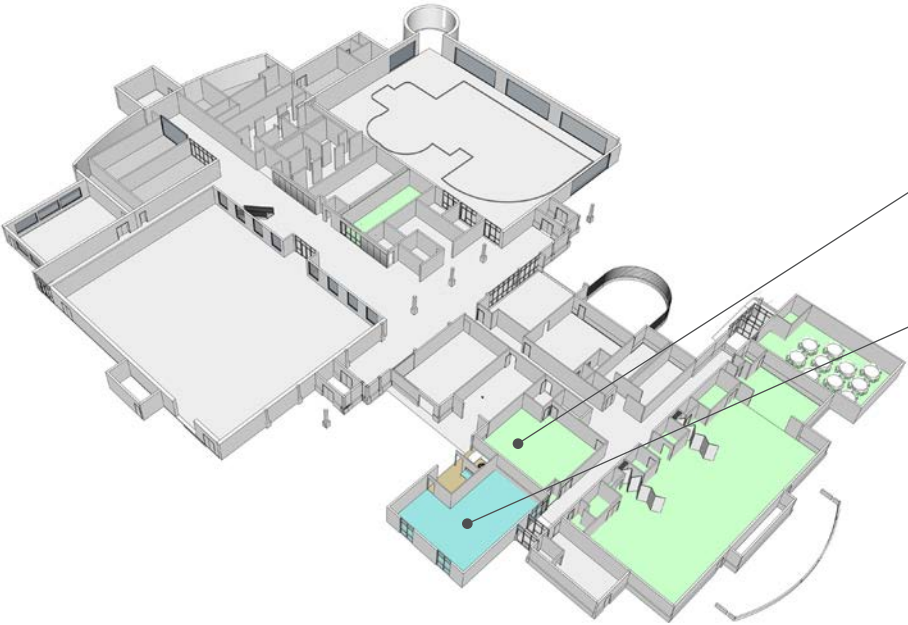
- **Increased Capacity & Program Diversity:** The added square footage creates much-needed scheduling relief, allowing the Town to expand offerings in youth enrichment, adult education, arts programming, rentals, and community gatherings without displacing existing programs.
- **Strengthened Program Adjacencies:** Locating the new rooms alongside the existing meeting and activity spaces creates a unified “community hub” within the building. This reinforces natural wayfinding patterns, supports shared storage and AV needs, and fosters a cohesive environment for classes and public events.
- **Enhanced Operational Efficiency:** Centralizing these program spaces simplifies staff supervision, improves room turnover, and supports multi-room event hosting. The adjacency also allows instructors and users to transition easily between rooms for breakout sessions, workshops, or group activities.
- **Improved Flexibility for Future Growth:** The new spaces have been designed with adaptability in mind—moveable furniture, durable finishes, and access to shared storage support a wide variety of uses. As Erie continues to grow, these rooms provide a scalable foundation for evolving community needs.

Existing



Area Summary	
Existing Meeting / Lounge Areas	
Columbine Room	1,155 SF
Active Adult Lounge (Includes Staff Areas)	
Stage/Meeting Area	752 SF
Meeting Space	
Backstage Area	
Meeting Rooms (3 divisible rooms)	4,737 SF
Storage and Support	
Total Exist. Meeting Areas	6,872 SF

Proposed



Area Summary	
New Meeting / Lounge Areas	
Convert Columbine Room to New Meeting Room	1,155 SF
New Columbine Lounge	1,330 SF
Building addition to house a new, larger Columbine Room	
New Meeting Areas	1,515 SF
New Multipurpose Room	
Multipurpose Meeting Storage	
Extended Hallway	
Total New Meeting Areas	2,845 SF
Total New & Existing	9,717 SF

Conceptual Programming & Floorplan Development

Youth Programming

Summary: KidStation and the associated youth areas is one of the most heavily utilized and consistently over-capacity spaces in the Erie Community Center. Staff shared that the program frequently reaches its limit, resulting in an overflow into the Mini Miner space, which takes away the free indoor playground amenity from the public. The current youth programming is undersized, lacks adequate storage, and does not provide enough flexibility to support the range of ages it serves, along with the scheduling with the child care service being provided.

Through the program verification process, it became clear that improving Mini Miners is an essential component of the initial project scope. The space plays a critical role in supporting family access, community equity, and daily operations of overflow opportunities from KidStation. Addressing current constraints now will have an immediate and meaningful impact on participation, safety, and user experience, allowing this amenity to be open to the public, while also allowing the flexibility of overflow from KidStation.

Outcome: The design team, staff, and stakeholders aligned on a set of improvements that will be incorporated directly into the project's initial scope. These enhancements address the most pressing spatial, operational, and experiential needs identified during Phase 1.

Expanded Square Footage: Increasing the overall area to meet current demand and reduce daily turn-aways if the space is being programmed.

Age-Appropriate Zoning: Introducing distinct areas for toddlers and young children to support safe, developmentally appropriate play.

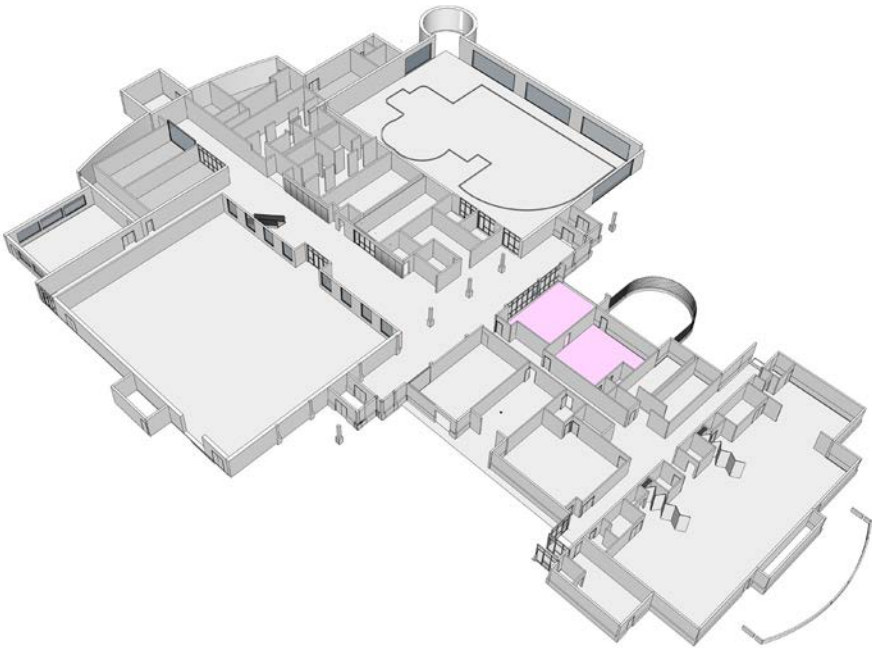
Improved Supervision: Enhancing visibility through thoughtful layout, glazing, and staff circulation paths.

Increased Storage: Incorporating built-in storage solutions to reduce clutter and improve safety.

Enhanced Environmental Quality: Improving acoustics, lighting, ventilation, and general comfort to create a supportive environment for both children and staff.

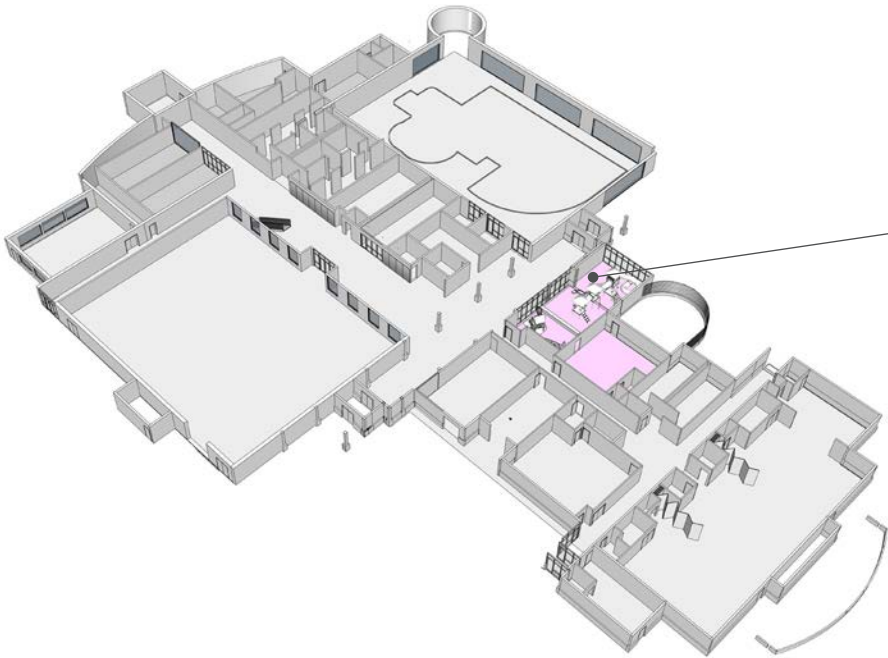
Operational Flow Upgrades: Refining entry, transitions, and security measures to create a welcoming, efficient, and safe family experience.

Existing



Area Summary	
Existing Youth Areas	
Indoor Playground Shared Public & Controlled Area	903 SF
KidStation Drop in Child Sitting (6mo-6 yr)	952 SF
Total Exist. Youth Areas	1,855 SF

Proposed



Area Summary	
New Youth Areas	
Expand Indoor Playground (New Playground Equipment)	500 SF
Total New Youth Areas	500 SF
Total New & Existing	2,355 SF

Conceptual Programming & Floorplan Development

Fitness Center Expansion

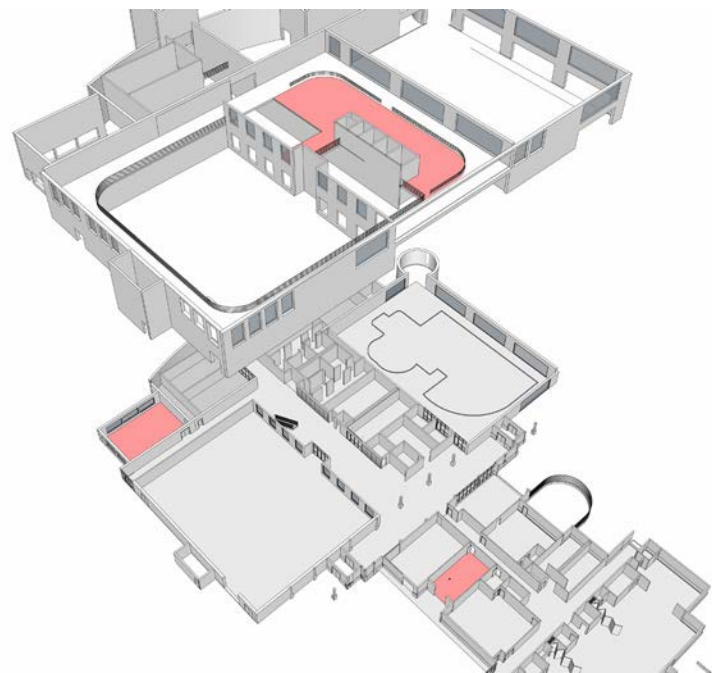
Summary: Staff interviews and on-site observations identified peak-hour congestion, limited circulation, and an outdated equipment layout as key constraints. To address these issues, the project includes a targeted fitness expansion of approximately 1,500–2,000 SF, paired with a reconfiguration of the existing racquetball space to relocate cycle classes and improve overall functionality.

The new area is intentionally located adjacent to the existing fitness zone, strengthening a well-established user pattern and maintaining intuitive connectivity. This approach preserves the identity of the fitness environment while creating a more functional, safer space for members.

Outcome:

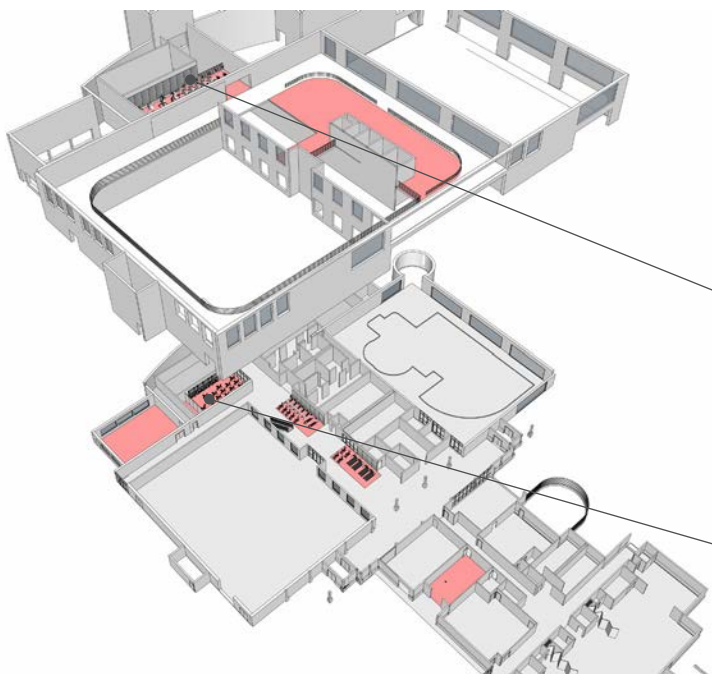
- **Relief From Overcrowding & Improved Safety:** Additional square footage allows for properly spaced equipment, safer circulation routes, and dedicated stretching and warm-up areas—reducing conflicts between users and enhancing overall safety.
- **Enhanced Equipment Variety & Training Opportunities:** The expanded layout makes room for new cardio, strength, and functional training equipment without compromising the spacing of existing machines.
- **Improved Main Hallway Circulation & Reduced Wayfinding Congestion:** By shifting and expanding the fitness footprint, the design alleviates one of the most congested areas of the building: the main hallway outside the fitness center. The updated layout reduces “pinch points,” improves sightlines, and simplifies the flow of visitors moving between fitness, aquatics, and gymnasium use resulting in a smoother, more intuitive arrival and movement experience.
- **Seamless Integration With Existing Fitness Areas:** Locating the expansion immediately adjacent to the current fitness space maintains continuity for users and staff while improving supervision and operational efficiency.
- **Better Support for Peak Demand:** The improved layout significantly increases capacity during high-use periods, reducing wait times and accommodating Erie’s growing population.
- **Long-Term Flexibility:** With cleaner circulation paths and a modernized plan, the fitness area can adapt to future equipment trends and community needs with minimal disruption.

Existing



Area Summary	
Existing Fitness Areas	
Main Fitness Center Open Floor Strength, Cardio & Stretching (Does not include area around track)	3,620 SF
Group Exercise Studio Multiuse Fitness Studio Storage	1,294 SF
Lobby Cardio Open Cardio Area Open to Main Lobby	1,080 SF
Cycle Garage	600 SF
Total Exist. Fitness Areas	6,594 SF

Proposed



Area Summary	
New Fitness Areas	
Convert Racquetball Court	
Upper-Level Fitness Open Fitness Space Consider Cross-Training or Proprietary Fitness	1,200 SF
Convert Lower-Level Fitness Studio Convert Racquetball Area Add New Fitness Studio & Storage	800 SF
Total New Fitness Areas	1,400 SF
Total New & Existing	7,994 SF

Conceptual Programming & Floorplan Development

Administration / Staffing Use

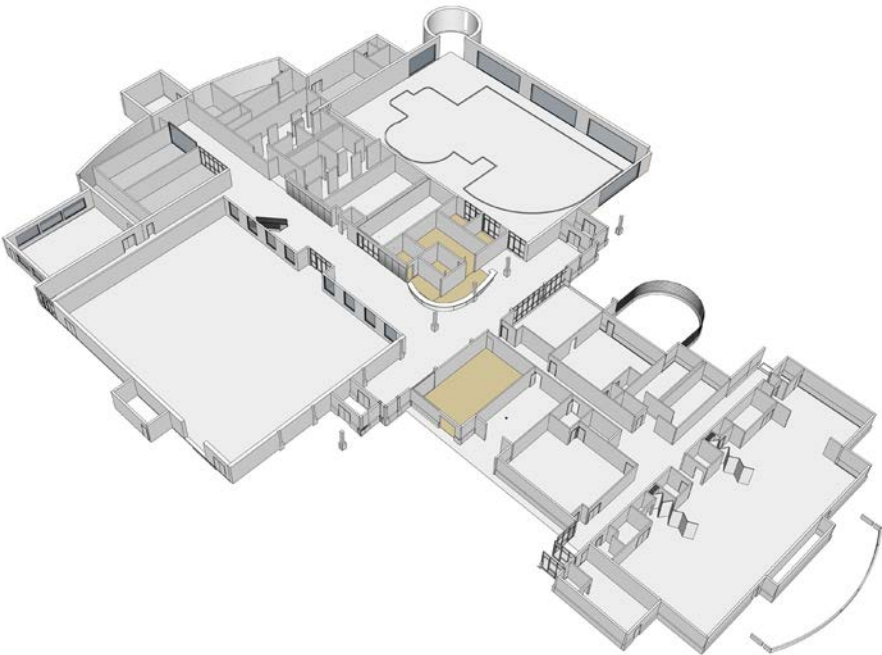
Summary: Staff interviews and site observations confirmed that the current administration and staff areas are significantly undersized and fragmented, with many employees working offsite or in improvised or shared spaces that limit efficiency, privacy, and alignment with Town of Erie workplace standards. To support current operations and prepare for projected staffing increases, Phase 1 includes the reorganization and expansion of the administrative suite by approximately 3,000 SF, consolidating offices, meeting rooms, and support spaces into a more coherent and functional zone.

This improvement is intentionally located near the existing administrative footprint to maintain operational continuity and ease of access for staff who interface regularly with programming, customer service, and facility management functions.

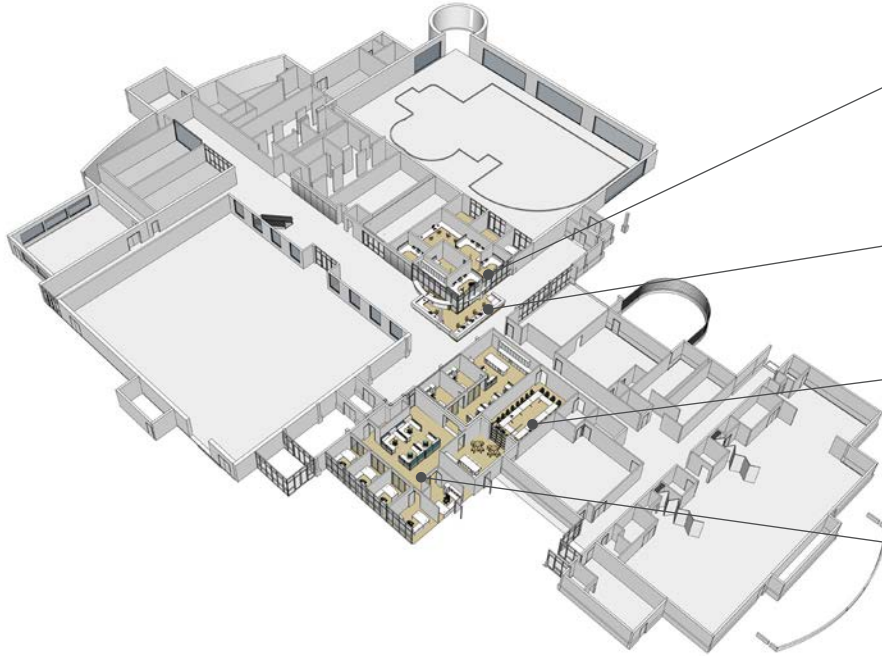
Outcome:

- **Enhanced Collaboration & Privacy:** The reconfigured layout provides a balanced mix of offices, open work areas, and small meeting rooms, supporting both focused tasks and daily coordination among staff, supervisors, and instructors.
- **Front Desk Enhanced Access Control:** By improving proximity, visibility, and sightlines between administrative staff and the reception area, the design increases safety for both staff and patrons while strengthening the Center’s ability to manage pay-to-play access. Staff can more effectively support check-ins, resolve entry issues, assist with membership transactions, and maintain clear oversight of the lobby and arrival sequence.
- **Centralized Staff Presence for Better Operational Support:** Consolidating administrative functions strengthens connections to the reception desk, fitness staff, and facility operations teams—reducing the inefficiencies and communication gaps caused by the current fragmented layout.
- **Properly Sized Workspaces That Support Staff Efficiency:** Expanded square footage allows for appropriately sized offices, shared workstations, and support spaces that reflect the Town’s current standards, staffing levels, and anticipated growth.

Existing



Proposed



Area Summary	
Existing Staff Areas	
Aquatic Staff Areas 1 Director Office 3 Staff in Lifeguard area	333 SF
Staff Area 1 6-7 Staff Workstations 2 Offices with 4 workstations Breakroom Area	461 SF
Control Desk Area	364 SF
Staff Area 2 8 Workstations 2 Offices	974 SF
Total Exist. Staff Areas	2,132 SF

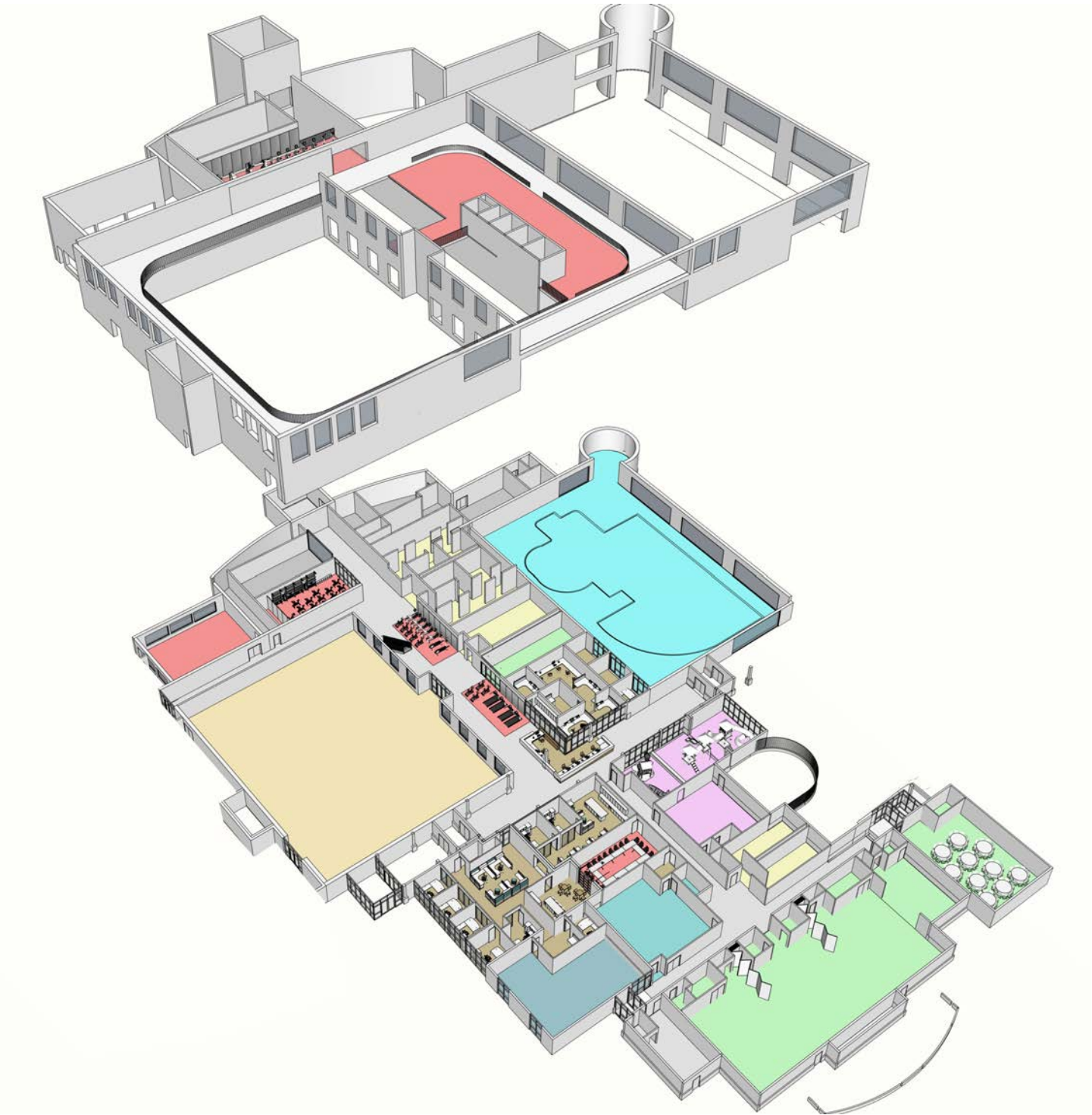
Area Summary	
New Staff Areas	
Remodel Control Desk Enclose New Office Area Additional Workstations	560 SF
New Control Desk (Keep approximate size)	
Staff Area 3 Convert Cycle Garage to Staff Conference Room	600 SF
New Addition (7 New Staff Offices, 9 New Workstations, New Breakroom and Storage)	2,127 SF
Total New Staff Areas	3,287 SF
Total New & Existing	5,419 SF

Overall Concept Recommendation

The recommended concept for the Erie Community Center focuses on targeted renovation and strategic expansion that responds directly to current operational pressures while preparing the facility for future growth. Building on a comprehensive discovery and visioning process, the plan prioritizes improvements to fitness, multipurpose meeting space, youth programming, and administrative support areas—programs that are consistently operating at or beyond capacity—while improving circulation, visibility, and day-to-day functionality throughout the building. The concept is intentionally shaped by site constraints and geotechnical considerations, directing expansion where it can most effectively connect to existing spaces and preserve secure access control. Near-term improvements address immediate needs through efficient reconfiguration and modest additions, while a clearly defined framework for future phases allows the Town to expand gym and fitness offerings over time without disrupting the facility's core operations. Together, the recommended concept provides a practical, fiscally responsible path forward that strengthens the Community Center's role as a flexible, resilient, and enduring hub for recreation, wellness, and community life in Erie. Translating the recommended concept into measurable outcomes, the table below outlines the proposed square footage adjustments across key program areas.

43% of the expansion supports staff operations, while 57% directly serves community programs

Area Summary - Targeted Renovation & Expansion	
Total Net Program Area	54,174 NSF
New Net Area	
Increased Staff Areas	3,127 SF
Increased Meeting Areas	2,145 SF
Increased Youth Areas	500 SF
Increased Fitness Areas	1,400 SF
Total New Program Area	7,172 SF
Total Net Program Area	61,346 SF



Future Opportunities

Responding to Future Growth and Demand

Gym Areas

Summary: While the recommended ECC expansion concept presented in this study addresses many of the Community Center's immediate needs, staff interviews and utilization data indicate that a larger expansion will likely be required in the future. As Erie's population continues to grow, demand for fitness, sports, and wellness programming will increase at a pace that exceeds the modest footprint adjustments included in the initial concept.

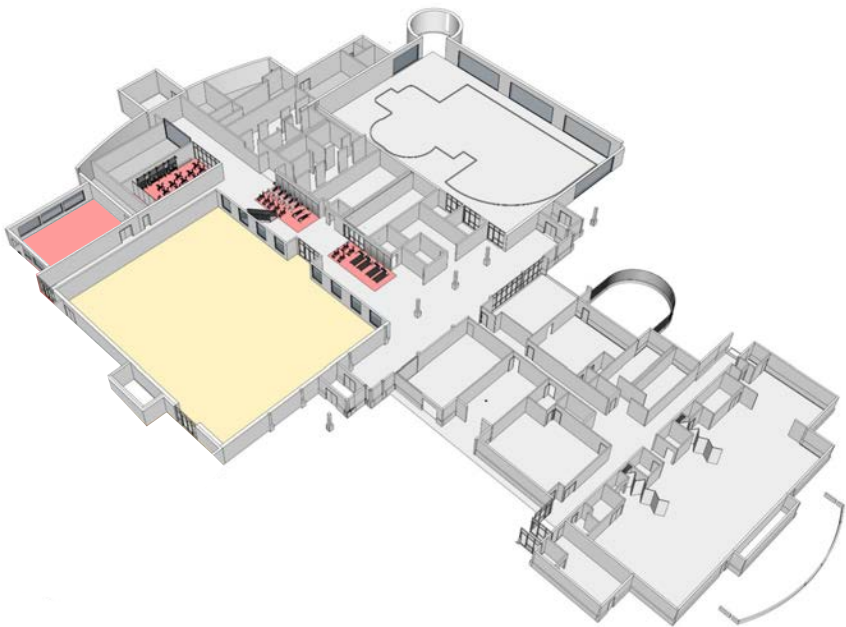
The Future Phase concept explores a more comprehensive expansion, potentially adding 6,000–10,000 SF of new gym and fitness space, to support multi-court capacity, expanded functional training zones, specialized fitness classes, open recreation, and enhanced drop-in sports opportunities. This long-range vision positions the Community Center to meet regional demand.

Strategically, this future addition is sited to align with existing gym and fitness adjacencies, reinforcing the building's organizational clarity and minimizing operational disruption.

Outcome:

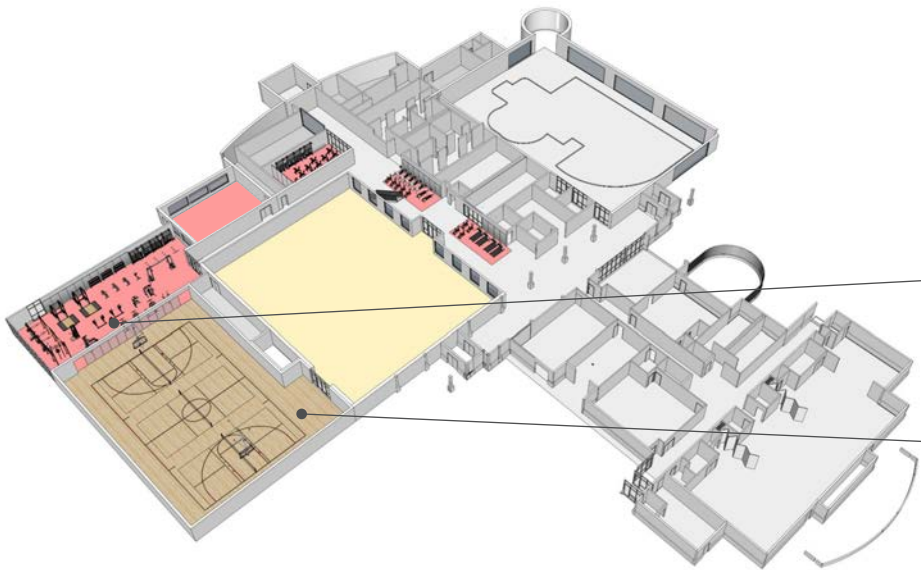
- **Expanded Court Capacity & Sports Programming:** A future multi-court expansion would increase the Center's ability to host youth sports, adult leagues, camps, tournaments, and drop-in recreational play—responding to one of the community's highest growth areas.
- **Increased Fitness Diversity & Specialty Programming:** Additional square footage introduces specialized zones such as a dedicated functional fitness studio, turf training area, small-group training rooms, or expanded group exercise spaces not feasible within the Phase 1 footprint.
- **Future-Ready Recreation Hub:** By planning for a large-scale gym and fitness expansion now, the Town preserves the option to grow the facility incrementally without compromising existing operations or layout clarity. This positions the ECC as a long-term anchor for health, wellness, and community activity.
- **Increased Revenue & Operational Flexibility:** More courts and training areas open opportunities for rentals, expanded programming, and improved cost recovery—all while giving staff the room to schedule multiple activities without competing for space.
- **Protection of Phase 1 Investments:** This future-phase builds on Phase 1 improvements rather than replacing them. The foundational circulation enhancements, equipment spacing, and administrative adjacencies introduced now seamlessly support the larger expansion to come.

Existing



Area Summary	
Existing Gym Area	
Gym Area	9,376 SF
Storage	752 SF
Total Exist. Gym Area	10,128 SF
Existing & Proposed Fitness	7,994 SF

Proposed



Area Summary	
New Gym/Fitness Area	
New Addition	
New Fitness Ground Floor Strength Training	3,260 SF
New Auxiliary Gym Replace Storage	7,000 SF
Total New Gym/Fitness	10,260 SF
Total New & Existing	28,382 SF

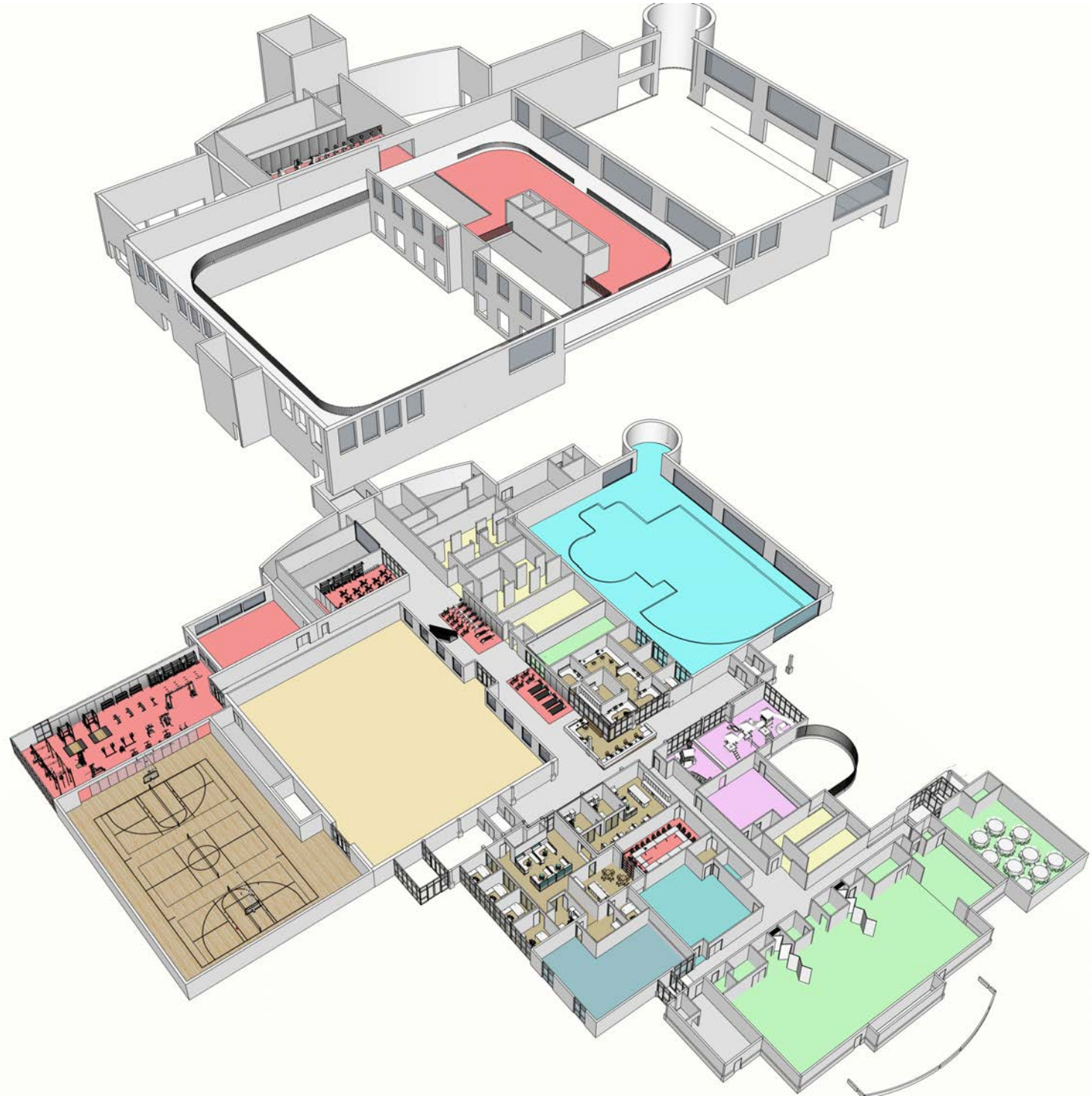
Potential Future Expansion

Seeing the Big Picture

Summary: The Future Expansion opportunities outlines a series of long-range expansion opportunities that extend beyond the immediate needs addressed in the current. These improvements reflect what the Erie Community Center may require as the community continues to grow and as programming demands evolve over the next 10–20 years. While not essential to current operations, the opportunities identified in this phase create a roadmap for future investment—ensuring the ECC can scale strategically without disrupting the strong functional core established as part of this initial project.

The Potential Future Expansion scenarios build on existing program adjacencies and circulation patterns, allowing the Town to grow the facility organically. These areas include expanded gym and fitness space, additional fitness programming rooms, storage, improved youth and teen programming, and potential enhancements to outdoor recreation connections. Together, these concepts help the Town understand what is possible, where it fits on the site, and how future phases can capitalize on the foundational work completed in the current renovation.

Area Summary - Overall	
Total Net Program Area	54,1744 NSF
New Net Area	
Increased Staff Areas	3,127 SF
Increased Meeting Areas	2,145 SF
Increased Youth Areas	500 SF
Increased Fitness Areas	4,670 SF
Increased Gym Areas	7,000 SF
Total New Program Area	17,442 SF
Total Net Program Area	71,616 SF



Opinion of Probable Costs

Early Cost Modeling for Informed Decisions

To support informed decision-making for the Erie Community Center Expansion, the project team developed conceptual Opinions of Probable Cost for both the initial project scope (Near-Term Improvements) and the potential Future Expansion. These estimates were prepared in collaboration with DFH Consulting, using current market conditions, recent regional recreation benchmarks, and system-specific modeling to establish a reliable financial foundation for the project.

The full detailed cost reports for each phase are included in the Appendix for reference.

Initial Project – Renovation & Targeted Expansion: Phase 1 represents the core improvements required to address current operational pressures and enhance user experience within the existing facility. Key components included in the estimate:

- Renovated and expanded meeting and community rooms
- Reconfigured fitness areas and conversion of the racquetball court
- Expanded administrative and staff work areas
- Improvements to circulation and wayfinding, reducing congestion in the main corridor
- Building systems upgrades, interior improvements, and selective demolition
- Site and utility coordination tied to existing infrastructure
- The project cost model incorporates appropriate design and construction contingencies to account for early-stage unknowns and renovation complexity.

Future Expansion – Future Gym & Fitness Expansion: The Future Expansion outlines a long-range building addition to significantly increase program capacity and expand the recreation center’s offerings. The estimate includes:

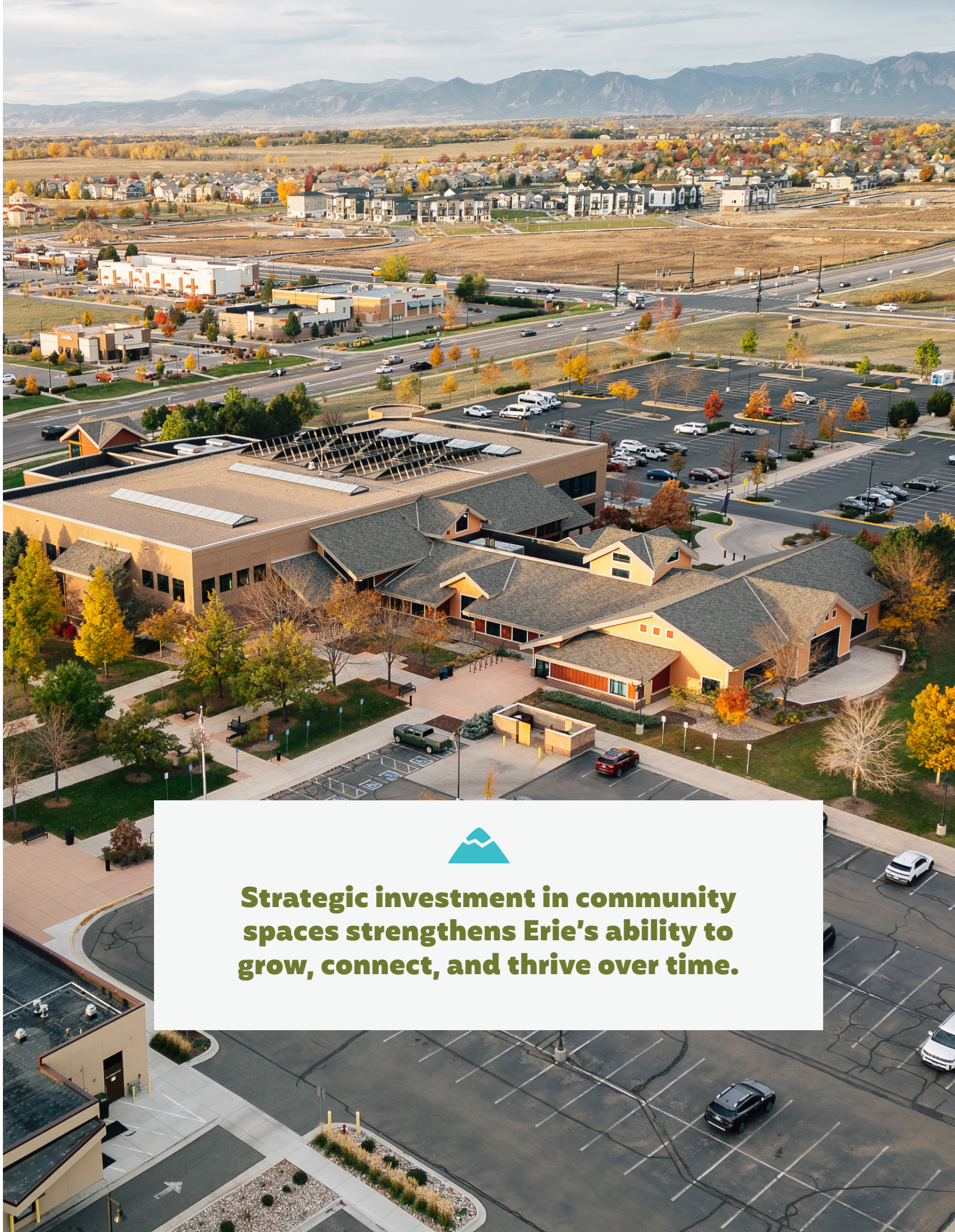
- A new auxiliary gym (~7,000 SF)
- Expanded ground-floor fitness area (~3,260 SF)
- Extended structural, mechanical, and electrical systems
- New building envelope, exterior improvements, and support spaces
- Associated site development and circulation adjustments
- This model reflects escalation and future-market considerations in line with long-range capital planning.

Initial Project Scope

Component / Scope Area	Description/Scope Summary	Estimated Cost (USD)
General Conditions & Site Setup	Supervision, staging, temporary utilities, surveying, cleanup, etc.	\$1,103,500
Expand Meeting Room & NW Entry Vestibule	New meeting space, vestibule expansion, site and structural work, finishes, MEP	\$1,195,409
Expand Indoor Playground	Addition with rubber flooring, new storefronts, HVAC, electrical, and \$300k playground equipment allowance	\$689,652
Remodel & Expand Senior Center/Cycle Garage/Offices	Major east-side addition with offices, teen/senior space, utilities, and sitework	\$2,758,995
Remodel Racquetball Court into Spinning/Fitness Areas	Conversion of existing racquetball spaces into fitness studios	\$480,694
Expand & Remodel Staff Offices and Control Desk	Updates to admin areas and front desk	\$527,430
Finish Allowances (Remainder of Facility)	Allowance for general finish updates throughout existing facility	\$660,000
Subtotal - Direct Construction	Total of all scope items	\$8,386,424
Indirect Costs (Insurance, Bonds, Permits - 5%)	Required contractor and administrative coverage	\$419,321
GC Overhead & Profit (3.5%)	Standard markup	\$308,201
Design & Estimating Contingency (10%)	Concept-level design flexibility	\$911,395
Construction Contingency (5%)	Field and condition unknowns	\$455,697
Total Estimated Base Construction Cost (2026 dollars)	--	\$10,481,038
Escalation to 2027 (6%)	Cost growth projection	\$628,862
Escalation to mid-2028 (3%)	Compounded adjustment	\$333,297
Total Escalated Construction Cost (mid-2028)	Final projected total	\$11,443,197
Estimated Non-Construction / Soft Cost	Estimated 25%	\$2,860,800
Total for Initial Project Scope	Total of all scope items + 25% Soft Costs	\$14,303,997

Potential Future Expansion

Component / Scope Area	Description/Scope Summary	Estimated Cost (USD)
General Items	General conditions, staging, supervision, surveying, utilities, temporary power, cleanup	\$935,500
Second Gymnasium & Fitness Room Addition	14,939 SF addition including new structural foundations, roofing, CMU walls, glazing, HVAC, MEP, finishes, and athletic equipment	\$6,266,083
Subtotal - Direct Construction	Combined total	\$7,201,583
Indirect Costs (Insurance, Bonds, Permits - 5%)	Required contractor and administrative costs	\$360,079
GC Overhead & Profit (3.5%)	Standard contractor markup	\$264,658
Design & Estimating Contingency (10%)	Conceptual-level cost allowance	\$782,632
Construction Contingency (5%)	Unknown conditions, field changes	\$391,316
Total Estimated Base Construction Cost (2026 dollars)	--	\$9,000,269
Escalation to 2027 (6%)	Yearly market escalation	\$540,016
Escalation to mid-2028 (3%)	Midpoint compounding adjustment	\$286,209
Total Escalated Construction Cost (mid-2028)	Final projected total	\$9,826,493
Estimated Non-Construction / Soft Cost	Estimated 25%	\$2,456,625
Total for Future Expansion	Total of all scope items + 25% Soft Costs	\$12,283,118



Strategic investment in community spaces strengthens Erie's ability to grow, connect, and thrive over time.

Vision Development Conclusion

A Comprehensive Foundation for the Path Forward

The Vision Development brought together every major component of the discovery and analytical work completed throughout this report. From site and geotechnical evaluations to program verification, design storytelling, circulation studies, staff interviews, and early conceptual testing, this phase translated detailed analysis into clear direction. Each exercise—whether mapping adjacencies, identifying design opportunities, evaluating mechanical and system needs, or studying fitness and gym expansion potential, contributed a critical piece of understanding about how the Erie Community Center functions today and how it can evolve in the coming years.

Collectively, these efforts revealed a facility that continues to serve as a cornerstone of community life but is now reaching the limits of its original layout, program capacity, and system infrastructure. The need for expanded community spaces, improved circulation, a more functional administrative core, enhanced fitness capacity, and future-ready systems emerged consistently across every workshop and technical review. The potential for longer-term expansion, including a new gym, additional fitness space, and flexible multi-use programmable rooms, positions the ECC to meet future community demand while remaining true to its identity.

The Vision Development process does not prescribe final solutions; instead, it establishes a well-informed framework to guide the next steps, including conceptual design and cost refinement. With this foundation in place, the project is ready to move confidently into final decision-making as ideas transition into tangible concepts for a renewed Erie Community Center.

Key Takeaways From Vision Development

- Clear understanding of existing facility constraints, including circulation bottlenecks, storage limitations, and crowded program areas
- Confirmation that fitness and community rooms operate over capacity, requiring short- and long-term expansion strategies
- Validation of the need for improved administrative and staff areas tied to customer service and pay-to-play access
- Identification of future-phase opportunities, including gym expansion, added fitness space, and enhanced youth/teen programming
- Insights into mechanical, electrical, plumbing, and AV/IT systems requiring modernization to support resiliency and sustainability
- Unified understanding of site opportunities and constraints related to drainage, stability, expansion, and access
- Alignment around program adjacencies and operational flow to guide the next stage of concept development
- Establishment of a defensible foundation to support final decisions, cost refinement, and implementation planning

3.

Finalizing Decisions

Introduction

This final phase marked the culmination of the planning process, where ideas developed in earlier phases were refined into actionable directions. Building on the Discovery and Vision Development work, the design team worked closely with Town staff and the Design Advisory Group to test and confirm the most promising scenarios against Erie's goals, needs, and resources.

This stage focused on moving from broad concepts to clear, defensible decisions. Design options were refined, compared, and evaluated alongside operational, cultural, and partnership considerations, as well as rough order of magnitude (ROM) cost projections. With input from staff, stakeholders, and expert consultants, the project team worked to ensure the final conceptual framework was aligned with community priorities and technically ready for the next stages of design.





Activities

Creation of Final Report

Concept Renderings

Final Conceptual Design Options

Aerial View from the Northeast



Aerial View from the Northwest



Final Conceptual Design Options

Aerial View from the Southeast



Appendix

Appendix Contents

Appendix A-1: 2021 Facilities Master Plan – Erie Community Center Excerpt

Prepared by **Wold Architects and Engineers**

Selected excerpts from the 2021 Facilities Master Plan related to the Erie Community Center. The master plan evaluated multiple Town of Erie facilities and assessed building conditions, space utilization, and long-term needs, including a focused analysis of the Erie Community Center. These materials are provided for reference and context and informed portions of the program verification and concept development process.

Appendix A-2: Erie Community Center Expansion and Remodel – Conceptual Construction Cost Estimate

Prepared by **DFH Consulting**

Preliminary conceptual construction cost estimate based on the August 25, 2025 Renovation and Addition Concept Plans prepared by Studio CKA and Collab Architecture. The estimate assumes a spring 2026 construction start and an approximate 12-month construction duration.

Appendix A-3: Erie Community Center Future Expansion – Conceptual Construction Cost Estimate

Prepared by **DFH Consulting**

Preliminary conceptual construction cost estimate for a potential future expansion of the Erie Community Center. The estimate is based on concept-level information and assumes a spring 2026 construction start with an approximate 10-month construction duration.

**The appendix materials that follow include third-party and legacy documents that may not fully meet current accessibility standards. The Town of Erie can provide assistance or alternative formats upon request.*

Appendix A-1:

2021 Facility Master Plan - Erie Community Center Analysis



Erie Community Center – Full Space Summary

COMMUNITY CENTER FULL SPACE SUMMARY									
EXISTING BUILDING					SPACE NEEDS - 2045				
	Qty	Size	Total SF	Comments		Qty	Size	Total SF	Comments
Lobby									
Lobby	1	365	365 SF			1	365	365 SF	
Lobby Net Area Total			365 SF					365 SF	
Administration									
Guard Room	1	163	163 SF	Good Size		1	163	163 SF	
Shared Office (Former Pool Manager)	1	146	146 SF	Shared office for 4 full time staff		0	0	0 SF	
Assistant Coordinators				incl.		2	64	128 SF	
Specialist				incl.		1	64	64 SF	
Coordinator				incl.		1	64	64 SF	
Staff Office	1	159	159 SF	Assistant Coordinator of Rentals and Operations		1	120	120 SF	
Shared Office (Former Laundry Room)	1	149	149 SF	3 Workstations		0	0	0 SF	
Assistant Coordinators- Split Shift				incl.		1	64	64 SF	
Specialist - Sports Programs				incl.		1	64	64 SF	
Special Events Coordinator				incl.		1	64	64 SF	
Control Desk	1	355	355 SF	Part Time Employees (2)		1	355	355 SF	
Cash Control Area						1	100	100 SF	
On Duty Manager	1	36	36 SF	Supports Front Desk, should be adjacent to front desk.		1	36	36 SF	
Mail Room	1	192	192 SF	Add small cubicle (64 SF)		1	192	192 SF	
Shared Open Office	1	487	487 SF					0 SF	
Workstations						7	36	252 SF	
Collaboration Space						1	200	200 SF	
Recreation Manager Office	1	131	131 SF			1	180	180 SF	
Facilities Supervisor and Programs Supervisor	1	131	131 SF	Supervisors should have private offices		2	120	240 SF	
Active Adult Shared Office	1	109	109 SF	Shared Office- 4 staff, possible future?		0	0	0 SF	
Full Time Active Adult Coordinator				incl.		1	120	120 SF	
Part-Time Active Adult Coordinator				incl.		3	64	192 SF	Future add of 1
Break Room/PT Staff	1	439	439 SF			1	600	600 SF	
Active Adult and Camp Director				incl.		1	64	64 SF	
Sports Staff				incl.		3	64	192 SF	
Sport Equipment Storage				incl.		1	150	150 SF	
Administration Net Area Total			2,497 SF					3,604 SF	
Training/Fitness/Programs									
Pool	1	9794	9,794 SF	3 lanes in pool.		1	24000	24,000 SF	6-8 lanes needed
Sun Deck	1	1086	1,086 SF	Update splash pad feature		1	1086	1,086 SF	
Party Room	1	625	625 SF	Enough space for 20 kids plus parents.		2	625	1,250 SF	20 kids plus parents
Climbing Wall	1	697	697 SF	Underused during public climb.		1	697	697 SF	like having a niche space
Racquetball Court	2	782	1,564 SF	Current size is good		2	782	1,564 SF	quantity is good. used by 2 courts
Cardio A	1	593	593 SF			1	593	593 SF	call as one area
Cardio B	1	764	764 SF	26 pieces of equipment		1	764	764 SF	30-35 pieces needed
Aerobics	1	1479	1,479 SF	25 person class Size, too small		2	1600	3,200 SF	classes for 35 capacity.
Aerobics Lobby	1	457	457 SF			1	457	457 SF	need a space for overlap
Gymnasium	1	9282	9,282 SF	No spectator area.		1	13500	13,500 SF	need space for 200 spectators
Child Watch Indoor Playground	1	871	871 SF	Used for overflow during peak usage times		1	871	871 SF	current play unit is too small
Child Watch	1	832	832 SF	No dedicated infant area or age group spaces.		2	850	1,700 SF	40-45 kids at a time, two areas
Tot Lot	1	864	864 SF			1	864	864 SF	Unshaded Area. not adjacent to playground
Spin Room	1	572	572 SF	Too small		1	800	800 SF	30 bikes. connection to bike room
Senior Lounge	1	1101	1,101 SF	Good Size		1	1101	1,101 SF	
Lehigh Classroom	1	664	664 SF			1	644	644 SF	adequate size.
Lloyd Room	1	1233	1,233 SF			1	1233	1,233 SF	
Briggs Room	1	1514	1,514 SF	multi-use space		1	1514	1,514 SF	capacity for 250 with 8' round tables
Mitchell Room	1	1283	1,283 SF			1	1282	1,282 SF	
Outdoor Patio	1	1165	1,165 SF	Under utilized. Possible to repurpose space? Camp Eric us		1	1165	1,165 SF	
Running Track	1	5275	5,275 SF			1	5275	5,275 SF	
Weights and Fitness	1	2915	2,915 SF			1	6000	6,000 SF	double is good
Lounge/waiting areas						1	150	150 SF	4-6 people
Outdoor Training area						1	5000	5,000 SF	crossfit exercises. need 1/2 court
Resource Room? CPR, Training, Community Classes, etc						1		0 SF	can occur in other space
Training/ Fitness/Programs Net Area Total			44,630 SF					74,710 SF	



Erie Community Center – Full Space Summary (continued)

EXISTING BUILDING - CURRENT						SPACE NEEDS - 2045			
		Qty	Size	Total SF	Comments	Qty	Size	Total SF	Comments
Recreation									
	Recreation Division Manager	1		0 SF		1	180	180 SF	
	Recreation Supervisor	2		0 SF		6	120	720 SF	not all in this building.
	Recreation Coordinator	7				20	64	1,280 SF	90% at a desk
	Assistant Coordinator	6				17	64	1,088 SF	
	Recreation Specialist	4				12	64	768 SF	70% at desk
	Part-Time Staff	37				10	36	360 SF	55 staff
Recreation Net Area Total				0 SF		4,396 SF			
Common Areas									
	Men's Locker Room	1	1039	1,039 SF	Current size is good	1	1039	1,039 SF	
	Women's Locker Room	1	1044	1,044 SF	Current size is good	1	1044	1,044 SF	
	Family Locker Room	1	312	312 SF	Current size is good	1	312	312 SF	
	Family Toilet	1	71	71 SF		1	71	71 SF	
	Family Toilet	1	64	64 SF		1	64	64 SF	
	Family Toilet	1	65	65 SF		1	65	65 SF	
	Family Toilet	1	66	66 SF		1	66	66 SF	
	Unisex Restroom	1	28	28 SF		1	28	28 SF	
	Men's Restroom	1	287	287 SF		1	287	287 SF	
	Women's Restroom	1	294	294 SF		1	294	294 SF	
	Men's Restroom	1	45	45 SF		0	0	0 SF	
	Women's Restroom	1	45	45 SF		0	0	0 SF	
	Unisex Restroom					1	90	90 SF	
	Staff Lockers and/or Bathroom					2	360	720 SF	20 lockers each, open to
Common Areas Net Area Total				3,360 SF		4,080 SF			
Storage									
A	Storage Room	1	86	86 SF	Former IT closet	1	180	180 SF	
B	Storage Room	1	150	150 SF	Good Size	1	300	300 SF	
C	Storage Room	1	60	60 SF		1	120	60 SF	
D	Storage Room	1	45	45 SF		1	90	90 SF	
E	Storage Room	1	23	23 SF		1	50	50 SF	
F	Storage Room	1	88	88 SF		1	180	180 SF	
G	Storage Room	1	59	59 SF		1	120	120 SF	
H	Storage Room	1	170	170 SF		1	340	340 SF	
I	Storage Room	1	76	76 SF		1	150	150 SF	
J	Storage Room	1	75	75 SF		1	150	150 SF	
K	Storage Room	1	116	116 SF		1	240	240 SF	
L	Storage Room	1	146	146 SF		1	150	150 SF	
Storage Net Area Total				1,094 SF		2,010 SF			
Facilities									
	Mechical/Maintenace Room (golf cart parking)	1	534	534 SF	Maintenance parks golf cart in this space	1	534	534 SF	
	Pool Mecahincal Room (laundry)	1	805	805 SF	Washer and Dryer located in this space	1	805	805 SF	
	Electrical Room (facilities workshop)	1	315	315 SF	Shares space with facilities	1	315	315 SF	
A	Janitorial	1	38	38 SF		1	38	38 SF	
B	Janitorial	1	55	55 SF		1	55	55 SF	
	Kitchen	1	431	431 SF	Current size is good	1	431	431 SF	
	Kitchen Storage	1	50	50 SF	Current size is good	1	50	50 SF	
	Facilties Workshop					1	300	300 SF	
	Receiving Area					1	250	250 SF	
Facilities Net Area Total				2,228 SF		2,778 SF			
Total Net Square Footage									
54,174 SF				91,943 SF					
Net/Gross Factor (includes Walls, Mechanical, Electrical, & Circulation)									
x 1.20				x 1.30					
Total Gross Square Footage									
64,874 SF				119,526 SF					



Erie Community Center

COMMUNITY CENTER SPACE SUMMARY									
EXISTING BUILDING					SPACE NEEDS - 2045				
	Qty	Size	Total SF	Comments		Qty	Size	Total SF	Comments
Lobby									
	Lobby	1	365	365 SF		1	365	365 SF	
Lobby Net Area Total				365 SF	365 SF				
Administration									
	Guard Room	1	163	163 SF	Good Size	1	163	163 SF	
	Shared Office (Former Pool Manager)	1	146	146 SF	Shared office for 4 full time staff	0	0	0 SF	
	Assistant Coordinators			incl.		2	64	128 SF	
	Specialist			incl.		1	64	64 SF	
	Coordinator			incl.		1	64	64 SF	
	Staff Office	1	159	159 SF	Assistant Coordinator of Rentals and Operations	1	120	120 SF	
	Shared Office (Former Laundry Room)	1	149	149 SF	3 Workstations	0	0	0 SF	
	Assistant Coordinators- Split Shift			incl.		1	64	64 SF	
	Specialist - Sports Programs			incl.		1	64	64 SF	
	Special Events Coordinator			incl.		1	64	64 SF	
	Control Desk	1	355	355 SF	Part Time Employees (2)	1	355	355 SF	
	Cash Control Area					1	100	100 SF	
	On Duty Manager	1	36	36 SF	Supports Front Desk, should be adjacent to front desk.	1	36	36 SF	
	Mail Room	1	192	192 SF	Add small cubicle (64 SF)	1	192	192 SF	
	Shared Open Office	1	487	487 SF				0 SF	
	Workstations					7	36	252 SF	
	Collaboration Space					1	200	200 SF	
	Recreation Manager Office	1	131	131 SF		1	180	180 SF	
	Facilities Supervisor and Programs Supervisor	1	131	131 SF	Supervisors should have private offices	2	120	240 SF	
	Active Adult Shared Office	1	109	109 SF	Shared Office- 4 staff, possible future?	0	0	0 SF	
	Full Time Active Adult Coordinator			incl.		1	120	120 SF	
	Part-Time Active Adult Coordinator			incl.		3	64	192 SF	Future add of 1
	Break Room/PT Staff	1	439	439 SF		1	600	600 SF	
	Active Adult and Camp Director			incl.		1	64	64 SF	
	Sports Staff			incl.		3	64	192 SF	
	Sport Equipment Storage			incl.		1	150	150 SF	
Administration Net Area Total				2,497 SF	3,604 SF				
Training/Fitness/Programs									
	Pool	1	9794	9,794 SF	3 lanes in pool.	1	9794	9,794 SF	6-8 lanes needed
	Sun Deck	1	1086	1,086 SF	Update splash pad feature	1	1086	1,086 SF	
	Party Room	1	625	625 SF	Enough space for 20 kids plus parents.	1	625	625 SF	20 kids plus parents
	Climbing Wall	1	697	697 SF	Underused during public climb.	1	697	697 SF	like having a niche space
	Racquetball Court	2	782	1,564 SF	Current size is good	2	782	1,564 SF	quantity is good. used by 2 courts
	Cardio A	1	593	593 SF		1	593	593 SF	call as one area
	Cardio B	1	764	764 SF	26 pieces of equipment	1	764	764 SF	30-35 pieces needed
	Aerobics	1	1479	1,479 SF	25 person class Size, too small	1	1479	1,479 SF	classes for 35 capacity.
	Aerobics Lobby	1	457	457 SF		1	457	457 SF	need a space for overlap
	Gymnasium	1	9282	9,282 SF	No spectator area.	1	9282	9,282 SF	need space for 200 spectators
	Child Watch Indoor Playground	1	871	871 SF	Used for overflow during peak usage times	1	871	871 SF	current play unit is too small
	Child Watch	1	832	832 SF	No dedicated infant area or age group spaces.	1	832	832 SF	40-45 kids at a time, two adults
	Tot Lot	1	864	864 SF		1	864	864 SF	Unshaded Area. not abtaining
	Spin Room	1	572	572 SF	Too small	1	572	572 SF	30 bikes. connection to i
	Senior Lounge	1	1101	1,101 SF	Good Size	1	1101	1,101 SF	
	Lehigh Classroom	1	664	664 SF		1	664	664 SF	adequate size.
	Lloyd Room	1	1233	1,233 SF		1	1233	1,233 SF	
combined space	Briggs Room	1	1514	1,514 SF	multi-use space	1	1514	1,514 SF	capacity for 250 with 8' round tables
	Mitchell Room	1	1283	1,283 SF		1	1283	1,283 SF	
	Outdoor Patio	1	1165	1,165 SF	Under utilized. Possible to repurpose space? Camp Erie us	1	1165	1,165 SF	
	Running Track	1	5275	5,275 SF		1	5275	5,275 SF	
	Weights and Fitness	1	2915	2,915 SF		1	2915	2,915 SF	double is good
Training/ Fitness/Programs Net Area Total				44,630 SF	44,630 SF				



Erie Community Center (continued)

EXISTING BUILDING - CURRENT					SPACE NEEDS - 2045				
					Qty	Size	Total SF	Comments	
Common Areas									
	Men's Locker Room	1	1039	1,039 SF <i>Current size is good</i>	1	1039	1,039 SF		
	Women's Locker Room	1	1044	1,044 SF <i>Current size is good</i>	1	1044	1,044 SF		
	Family Locker Room	1	312	312 SF <i>Current size is good</i>	1	312	312 SF		
	Family Toilet	1	71	71 SF	1	71	71 SF		
	Family Toilet	1	64	64 SF	1	64	64 SF		
	Family Toilet	1	65	65 SF	1	65	65 SF		
	Family Toilet	1	66	66 SF	1	66	66 SF		
	Unisex Restroom	1	28	28 SF	1	28	28 SF		
	Men's Restroom	1	287	287 SF	1	287	287 SF		
	Women's Restroom	1	294	294 SF	1	294	294 SF		
	Men's Restroom	1	45	45 SF	0	0	0 SF		
	Women's Restroom	1	45	45 SF	0	0	0 SF		
	Unisex Restroom				1	90	90 SF		
	Staff Lockers and/or Bathroom				2	360	720 SF	<i>20 lockers each, open to</i>	
Common Areas Net Area Total							4,080 SF		
Storage									
A	Storage Room	1	86	86 SF <i>Former IT closet</i>	1	180	180 SF		
B	Storage Room	1	150	150 SF <i>Good Size</i>	1	300	300 SF		
C	Storage Room	1	60	60 SF	1	120	60 SF		
D	Storage Room	1	45	45 SF	1	90	90 SF		
E	Storage Room	1	23	23 SF	1	50	50 SF		
F	Storage Room	1	88	88 SF	1	180	180 SF		
G	Storage Room	1	59	59 SF	1	120	120 SF		
H	Storage Room	1	170	170 SF	1	340	340 SF		
I	Storage Room	1	76	76 SF	1	150	150 SF		
J	Storage Room	1	75	75 SF	1	150	150 SF		
K	Storage Room	1	116	116 SF	1	240	240 SF		
L	Storage Room	1	146	146 SF	1	150	150 SF		
Storage Net Area Total							2,010 SF		
Facilities									
	Mechical/Maintenace Room (golf cart parking)	1	534	534 SF <i>Maintenance parks golf cart in this space</i>	1	534	534 SF		
	Pool Mecahincal Room (laundry)	1	805	805 SF <i>Washer and Dryer located in this space</i>	1	805	805 SF		
	Electrical Room (facilities workshop)	1	315	315 SF <i>Shares space with facilities</i>	1	315	315 SF		
A	Janitorial	1	38	38 SF	1	38	38 SF		
B	Janitorial	1	55	55 SF	1	55	55 SF		
	Kitchen	1	431	431 SF <i>Current size is good</i>	1	431	431 SF		
	Kitchen Storage	1	50	50 SF <i>Current size is good</i>	1	50	50 SF		
	Facilties Workshop				1	300	300 SF		
	Receiving Area				1	250	250 SF		
Facilities Net Area Total							2,778 SF		
Total Net Square Footage							57,467 SF		
Net/Gross Factor <i>(includes Walls, Mechanical, Electrical, & Circulation)</i>					x	1.20	x 1.30		
Total Gross Square Footage							74,707 SF		

Appendix A-2: Expansion and Remodel Conceptual Construction Cost Estimate

ERIE COMMUNITY CENTER EXPANSION AND REMODEL ERIE, COLORADO					
CONCEPTUAL CONSTRUCTION COST ESTIMATE PREPARED BY DFH CONSULTING Revised 10/28/2025					
NOTE: This cost estimate is preliminary, and is based upon the 8/25/2025 Renovation and Addition Concept Plans prepared by SudioCKA and Collab Architecture. It is subject to variation as the details of the design are finalized, as well as timing, market conditions and phasing of the work. It is for construction cost only, and does not include items referred to as "soft costs", such as architectural, engineering, and professional consultant fees; domestic water, sanitary sewer, and storm drainage tap and system development fees (if any); fees for relocation, removal, or upgrading of utility services such as electricity, natural gas, and communications to the facility; field quality control testing; third party commissioning services; Owner's representation and project management services; and removal, reinstallation, or provision of new fixtures, furnishings, and equipment (FF&E).					
ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS

THE FOLLOWING ESTIMATE IS BASED UPON AN ASSUMED CONSTRUCTION START IN THE SPRING OF 2026, WITH A CONSTRUCTION DURATION OF 12 MONTHS.

GENERAL ITEMS					
Staging Area / Temp. Signs	1	LS	\$5,000.00	\$5,000	
General Conditions / Supervision	12	MO	\$70,000.00	\$840,000	
Surveying and Restaking	1	LS	\$50,000.00	\$50,000	
General Contractor Surveying Equip.	12	MO	\$5,500.00	\$66,000	
Certified Improvements Survey	1	LS	\$5,500.00	\$5,500	
Small Tools and Expendables	12	MO	\$1,000.00	\$12,000	
Utility Location Service (Private)	1	LS	\$10,000.00	\$10,000	
Temporary Stairs to Roof	1	EA	\$10,000.00	\$10,000	
Fall Protection at Excavations / Roofs	1	LS	\$10,000.00	\$10,000	
Snow Removal			w/Gen. Conditions		
Daily Cleanup	12	MO	\$5,000.00	\$60,000	
Temporary Encl. / Finishes Protection	1	LS	\$15,000.00	\$15,000	
Temporary Power and Lighting	1	LS	\$15,000.00	\$15,000	
Final Site Cleanup	1	LS	\$5,000.00	\$5,000	
Trash Dumpsters for General Refuse			w/Gen. Conditions		
			Excludes dumpsters for demolition		
Subtotal of General Items			\$1,103,500		

EXPAND MEETING ROOM SPACE AND NORTHWEST ENTRY VESTIBULE

Temporary Fencing					
Temporary Chain Link Fence	400	LF	\$7.50	\$3,000	Includes fence for Playground addition
Wind Screen in Temporary Fence	400	LF	\$5.00	\$2,000	
Vehicle Gates in Temporary Fence	2	EA	\$500.00	\$1,000	
Pedestrian Gates in Temporary Fence	2	EA	\$250.00	\$500	
Maintain and Relocate Fence	8	MO	\$150.00	\$1,200	
Barricades and Traffic Control	1	LS	\$500.00	\$500	
Erosion Control					
Perimeter Silt Fence	110	LF	\$3.00	\$330	
Erosion Contol at Stockpiles	1	LS	\$500.00	\$500	
Vehicle Tracking Pad	1	EA	\$2,500.00	\$2,500	
Refresh / Remove Tracking Pad	1	EA	\$1,500.00	\$1,500	
Rock Sacks and Inlet Protection	10	EA	\$50.00	\$500	
Sediment Control Logs	120	LF	\$5.00	\$600	
Concrete Washout Eco-Pans	1	LS	\$2,500.00	\$2,500	
Erosion Control Inspections	12	MO	\$250.00	\$3,000	
Erosion Control Maintenance	12	MO	\$250.00	\$3,000	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Maintain After Subst. Completion	1	LS	\$500.00	\$500	
Site Clearing					
Loose Furnishings / Equipment / Furniture				By Owner	
Remove Post Mounted Sign	1	EA	\$65.00	\$65	
Remove Misc. Signs, Etc.	1	LS	\$65.00	\$65	
Protect Irrigation Valves / Electrical	1	LS	\$250.00	\$250	
Protect Pipe Bollards	8	EA	\$150.00	\$1,200	
Protect Exist.Trees/Shrubs to Remain	10	EA	\$250.00	\$2,500	
Disconnect / Cap Irrigation / Controls	1	LS	\$500.00	\$500	
Trees and Stumps					
Mid-Sized Trees	4	EA	\$1,500.00	\$6,000	
Small Trees	1	EA	\$1,000.00	\$1,000	
Large Shrubs	2	EA	\$250.00	\$500	
Shrub Beds					
Around Building and Ramps	532	SF	\$2.00	\$1,064	To relocate storm drain piping
In Dropoff Island	330	SF	\$2.00	\$660	
Cobble Mulch at Landscape Areas	1210	SF	\$0.50	\$605	
Wood Mulch at Tree Ring	50	SF	\$0.50	\$25	
Sod Removals					
At Northwest Corner of Addition	825	SF	\$0.50	\$413	
For Storm Drain Relocation	275	SF	\$1.00	\$275	
Remove Site Furnishings					
Trash Receptacle	1	EA	\$50.00	\$50	
Bench	1	EA	\$100.00	\$100	
Bike Racks	6	EA	\$100.00	\$600	
Irrigation Piping / Valves / Wiring	2360	SF	\$0.50	\$1,180	
Dumpster for Site Demolition	1	EA	\$450.00	\$450	
Remove Existing Site Concrete and Paving					
Pipe Railing on Steps and Ramps	166	LF	\$10.00	\$1,660	
Sawcut Sidewalks at Removals	21	LF	\$15.00	\$315	
Sidewalks at ADA Ramps and Landing	580	SF	\$2.50	\$1,450	
Sidewalks at Entry Plaza / Dropoff	1640	SF	\$2.50	\$4,100	
Sidewalk at Dropoff Island	90	SF	\$3.50	\$315	To relocate storm drain piping
Steps Down to Plaza from Landing	65	SF	\$5.00	\$325	
Sawcut Concrete Paving at Removal	32	LF	\$15.00	\$480	
Concrete Paving at Storm Drain	635	SF	\$2.50	\$1,588	To relocate storm drain piping
Sawcut Slope Paving at Removal	32	LF	\$15.00	\$480	
Slope Paving at Dropoff Island	60	SF	\$2.50	\$150	To relocate storm drain piping
Sawcut Curbs at Removals	32	LF	\$15.00	\$480	
Curbs at Dropoff Lane	60	LF	\$10.00	\$600	To relocate storm drain piping
Remove Existing Site Structures					
Remove Retaining Wall at Entry Landing					
Excavate for Foundation Removal	20	LF	\$30.00	\$600	
Cut Wall and Footing at Building	1	LS	\$150.00	\$150	
Retaining Wall - Concrete	79	SF	\$7.50	\$594	
Retaining Wall Footing	38	SF	\$7.50	\$285	
Remove Site Electrical Items					
Salvage Pedestrian Light Pole	1	EA	\$1,000.00	\$1,000	At dropoff
Remove Light Pole Base	1	EA	\$350.00	\$350	
Misc. Site Electrical Removals	1	LS	\$500.00	\$500	
Site Preparation and Earthwork					
Strip / Stockpile Topsoil at Sod Areas	10	CY	\$20.00	\$202	Assume 4" deep
Overexc/Recompact Under Addition	622	CY	\$7.50	\$4,667	Assume 6' deep per old Geotech Report
Imported Fill to Raise Grade	112	CY	\$30.00	\$3,358	
Rough Grade Site	4430	SF	\$0.50	\$2,215	
Temporary Access Road / Crane Pad					Assume using dropoff paving

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Structural Excavation for Retaining Walls					At ramp at new entry steps
Excavate and Backfill Walls	66	LF	\$40.00	\$2,653	
Scarify and Recompect Subgrade	133	SF	\$2.50	\$332	
Finish Grading					
Building Pad	1500	SF	\$0.50	\$750	
Site Concrete Areas	2495	SF	\$0.75	\$1,871	
Landscaped Areas	1595	SF	\$0.50	\$798	
Excavate and BF Mow Band	15	LF	\$20.00	\$300	
Aggregate Base Under Site Concrete					Assume not required per orig. documents
Spread Topsoil in Sod Areas	18	CY	\$25.00	\$456	Assume 6" deep
Import Topsoil for Landscape Areas	8	CY	\$200.00	\$1,631	
Haul Off Spoils	1	LS	\$1,500.00	\$1,500	
Misc. Earthwork Equipment	2	MO	\$5,000.00	\$10,000	For General Contractor
Modify Site Utilites					
Relocate Storm Drain Around New Addition					
Remove Existing Storm Manhole	1	EA	\$1,500.00	\$1,500	North of new addition
Remove Existing 12" PVC Storm	120	LF	\$50.00	\$6,000	Including backfill of trench
New Storm Manhole	1	EA	\$9,000.00	\$9,000	Northwest of new addition
Modify Existing Storm Manhole	1	EA	\$1,500.00	\$1,500	
Storm Drain Piping - 12 PVC	145	LF	\$125.00	\$18,125	
Connection at Existing Manhole	1	EA	\$500.00	\$500	
Connection at Existing 12" Pipe	1	EA	\$500.00	\$500	
Roof Drain Piping at New Addition					
Roof Drain Piping - 8"	50	LF	\$80.00	\$4,000	
Connections at Downspouts	2	EA	\$800.00	\$1,600	
Connect 8" Lines to New 12" PVC	2	EA	\$650.00	\$1,300	
Extend Foundation Drain Piping Around New Addition					Assume no foundation drain
Site Electrical					
Relocate Pedestrian Pole at Dropoff					
Light Pole Base	1	EA	\$1,300.00	\$1,300	
Reinstall Salvaged Light Pole	1	EA	\$3,500.00	\$3,500	Including new wiring
Electric Vehicle Charging Stations					Assume none
Wiring for Future Charging Stations					Assume none
Misc. Site Electrical Items	1	LS	\$1,500.00	\$1,500	
Retaining Walls at New ADA Ramp at Relocated Entry					
Continuous Footings - 24" Wide x 12"	133	SF	\$35.00	\$4,643	
Retaining Wall - 8" Colored	242	SF	\$55.00	\$13,322	
Arch. Finish on Exposed Portions	135	SF	\$20.00	\$2,700	
Site Concrete Replacement					
Scarify and Recompect Subgrades	2495	SF	\$1.00	\$2,495	
Aggregate Base Under Walks / Paving					None Indicated
Curb and Gutter at Dropoff Lane	60	LF	\$35.00	\$2,100	With 24" gutter
Concrete Paving in Dropoff Lane	635	SF	\$12.00	\$7,620	Assume 6" depth with no gravel base
Sidewalks - 6" Thick					
Landing / Ramps at New Exit Doors	1075	SF	\$20.00	\$21,500	Colored concrete
Steps at New Exit Vestibule	86	LF	\$75.00	\$6,449	Colored concrete
Curbs on New ADA Ramps	107	LF	\$22.00	\$2,354	Colored Concrete
Detectable Warning Strip	52	SF	\$75.00	\$3,900	
Pipe Rails at Steps and Ramps	133	LF	\$300.00	\$39,897	
Where Removed for Storm Drain	485	SF	\$12.00	\$5,820	
Where Removed at Dropoff Island	90	SF	\$12.00	\$1,080	
Slope Paving at Dropoff Island	60	SF	\$22.00	\$1,320	Colored Concrete
Mow Band at End of Planting Bed	15	LF	\$25.00	\$375	
Concrete Weather Protection	1	LS	\$5,000.00	\$5,000	
Perimeter Fencing and Gates					
Site Signage					

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Reinstall Salvaged Post Mounted Sign	1	EA	\$150.00	\$150	
New Miscellaneous Signs	1	LS	\$500.00	\$500	
Site Furnishings					
Reinstall Salvaged Site Furnishings					
Trash Receptacle	1	EA	\$100.00	\$100	
Bench	1	EA	\$150.00	\$150	
Bike Racks	6	EA	\$150.00	\$900	
Landscaping and Irrigation					
Connect Irrigation/Controls to Exist.	1	LS	\$1,000.00	\$1,000	
New Trees					Assume none
Cobble Mulch in Planter Area					At west and east sides
Irrigation	610	SF	\$3.00	\$1,830	
Mulch and Weed Barrier	610	SF	\$8.00	\$4,880	
Plantings	610	SF	\$5.00	\$3,050	
Allowance for Boulders	1	LS	\$1,500.00	\$1,500	
Replace Sod and Irrigation Where Removed for New Work					
At Northwest Side of Addition	380	SF	\$6.00	\$2,280	
At Storm Drain Trenches	275	SF	\$6.00	\$1,650	
Replace Lands./Irrig. in Dropoff island	330	SF	\$7.50	\$2,475	Removed for storm drain relocation
Selective Demolition on Existing Building					
Layout for Demolition	1	LS	\$500.00	\$500	
Barricade at Entry Vestibule	1	LS	\$500.00	\$500	
Miscellaneous Dust Partitions	1	LS	\$500.00	\$500	At window openings
Remove Existing Storefront					
Protect Existing Linoleum	112	SF	\$5.00	\$560	Install and remove
Sill and Apron Trim Pieces	36	LF	\$2.50	\$90	At Classroom windows
Storefront Windows at Classroom	102	SF	\$25.00	\$2,552	
Trim Pieces at Vestibule Doors	81	LF	\$2.50	\$203	
Storefront Doors at Vestibule	2	EA	\$350.00	\$700	Including hardware
Storefront Framing at Vestibule	79	SF	\$20.00	\$1,577	
Remove Roofing on Lower Sloped Roof					
Counterflashing on Roof Flashing	39	LF	\$5.00	\$195	
Asphalt Shingles / Underlayment	312	SF	\$2.00	\$624	
Cut Rigid Insulation to Remain	47	LF	\$2.50	\$118	
Remove Rigid Insulation	312	SF	\$2.00	\$624	
Cut Eave Trim to Remain	1	EA	\$50.00	\$50	
Eave and Rake Trim	47	LF	\$2.50	\$118	
Downspouts on Gutter	20	LF	\$10.00	\$200	Salvage one for reuse
Gutter	39	LF	\$5.00	\$195	
Cut Brakemetal Fascia to Remain	1	EA	\$100.00	\$100	
Brakemetal Fascia	47	LF	\$5.00	\$235	Per Detail 3/A711
Remove Roof Trim on Upper Roof Gable					
Rake Trim	56	LF	\$2.50	\$140	
Cut Brakemetal Fascia to Remain	2	EA	\$100.00	\$200	
Brakemetal Fascia	56	LF	\$5.00	\$280	Per Detail 1/A711
Cut and Remove Lower Roof Structure					Only portion beyond Classroom wall
Hardiboard Trim Below Soffit	39	LF	\$2.50	\$98	
Hardiboard Soffit and Framing	120	SF	\$5.00	\$600	
Plywood Behind Fascia	118	SF	\$1.00	\$118	
Cut Metal Deck to Remain	42	LF	\$5.00	\$210	
Metal Deck at Eave Overhang	117	SF	\$2.00	\$234	
Deck Edge Angle	42	LF	\$5.00	\$210	
Cut Extended Joist Ends	10	EA	\$75.00	\$750	
Cut and Remove Upper Roof Structure					Only fascia and soffit
Hardiboard Trim Below Soffit	52	LF	\$2.50	\$130	
Hardiboard Soffit and Framing	156	SF	\$5.00	\$780	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Plywood Behind Fascia	130	SF	\$1.00	\$130	
Remove Exterior Finishes From West Classroom Wall					
Hardiboard Siding Above Wainscot	81	SF	\$3.50	\$284	At west entry vestibule only
Hardiboard Siding in Gable			<i>Assume Remains</i>		Above lower roof
Excavate for Wainscot Removal	54	LF	\$5.00	\$270	
Sawcut for Wainscot Removal	7	LF	\$20.00	\$133	
CMU Wainscot/Cap at Base of Wall	141	SF	\$5.00	\$707	
Foundation Insulation			<i>Assume Remains</i>		
Backfill After Wainscot Removal			<i>N/A</i>		
Exterior Gyp Sheathing at Vestibule	48	SF	\$1.50	\$72	At north side at vestibule exterior
Remove Entry Vestibule A113 and West End of Hall A112					
Remove Finishes in Vestibule					
Recessed Entry Mat	33	SF	\$1.00	\$33	
Porcelain Tile Base	20	LF	\$2.50	\$50	
Porcelain Floor Tile	27	SF	\$2.50	\$68	
Scrape / Clean Tile Adhesive	27	SF	\$2.00	\$54	
Drywall Ceiling	60	SF	\$1.50	\$90	
Drywall on North / South Walls	147	SF	\$1.00	\$147	
Remove Finishes in Hall A112					
Protect Existing Carpet at Wall	48	SF	\$5.00	\$240	Install and remove
Protect Balance of Carpet	48	SF	\$5.00	\$240	Install and remove
Cut and Remove Rubber Base	4	LF	\$10.00	\$40	
Acoustic Ceiling and Grid	408	SF	\$1.50	\$612	To allow wall removal and MEP access
Remove Vestibule East/West Walls	186	SF	\$1.50	\$279	
Dumpsters for Building Demolition	2	EA	\$500.00	\$1,000	
High Lift / Mat'l Handling Equipment	1	MO	\$5,000.00	\$5,000	
Clean Ductwork in Affected Areas	1	LS	\$2,500.00	\$2,500	
Foundation and Floor Slab for New Addition					
Excavation and Backfill for Foundations					
Perimeter Foundations	131	LF	\$50.00	\$6,550	
Hand Work at Existing Building	1	LS	\$250.00	\$250	
Interior Pad Footing	1	EA	\$350.00	\$350	
Interior Foundations	16	LF	\$50.00	\$800	
Scarify and Recompect for Footings	336	SF	\$1.50	\$504	
Scarify / Recompect for Slabs	1525	SF	\$1.50	\$2,288	
Underslab Gravel for Slabs	28	CY	\$125.00	\$3,530	Assume 6" deep
Perimeter Footings at Addition	262	SF	\$35.00	\$9,170	Assume 2' wide and 12" deep
Pad Footing at Interior Column	16	SF	\$40.00	\$640	
Footing at Door Stoop	26	SF	\$50.00	\$1,300	
Interior Footings	32	SF	\$35.00	\$1,120	Assume 2' wide and 12" deep
Footing Steps	3	EA	\$250.00	\$750	
Perimeter Stem Walls - 14"	600	SF	\$60.00	\$36,000	Assume 14" Wide x 5'-0" High
Stem Wall at Entry Vestibule - 8"	45	SF	\$48.00	\$2,160	Assume 8" Wide x 5'-0" High
Brick Ledge in Exterior Wall	329	SF	\$60.00	\$19,740	
Interior Wall - 12"	11	SF	\$56.00	\$600	
Stem Wall at Exit Door Stoop - 8"	65	SF	\$48.00	\$3,120	Assume 8" Wide x 5'-0" High
Pilasters in Exterior Stem Walls	42	VF	\$250.00	\$10,575	
Pilaster at Vestibule Entry	4	VF	\$250.00	\$1,083	
Install Anchor Bolts in Footings	13	SETS	\$75.00	\$975	
Grout Column Base Plates	13	EA	\$65.00	\$845	
Dampproofing on Foundation Walls	446	SF	\$3.50	\$1,561	
Foundation Insulation/Prot. Board	334	SF	\$5.00	\$1,670	Assume 2" insulation
Foundation Drain Piping / Cleanouts					Assume none
Void Form Under Exit Door Stoop	32	SF	\$10.00	\$317	
Structural Slab at Exit Door Stoop	40	SF	\$30.00	\$1,200	Colored concrete
Vapor Barrier Under Slab	1525	SF	\$1.00	\$1,525	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Floor Slab on Grade	1525	SF	\$12.00	\$18,300	Assume 5" depth
Thickened Edges	21	LF	\$30.00	\$630	
Infill Recess in Slab at Removed Mat	33	SF	\$10.00	\$330	
Concrete Weather Protection	1	LS	\$5,000.00	\$5,000	
Misc. Concrete Equipment	1	LS	\$5,000.00	\$5,000	For General Contractor
New Addition Exterior Walls					
Layout for Exterior Walls	1	LS	\$1,500.00	\$1,500	
Exterior Metal Stud Walls - 6"	1994	SF	\$16.00	\$31,910	Incl. gyp sheathing/drywall on interior
Rigid Insulation on Exterior Walls - 3"	1994	SF	\$6.00	\$11,966	
Spray Air Barrier on Exterior Walls	1994	SF	\$5.50	\$10,969	
Spray Applied Flashings	1	LS	\$2,500.00	\$2,500	
Split-Faced CMU Veneer Wainscot	148	SF	\$28.00	\$4,134	
Split-Faced CMU on Brick Ledge	329	SF	\$28.00	\$9,212	
Precast Concrete Water Table	111	LF	\$65.00	\$7,215	
Hardiboard Siding on Exterior Walls	1511	SF	\$30.00	\$45,319	Including trim and decorative pieces
Metal Stud Framing at Entry Column	67	SF	\$20.00	\$1,340	
Hardiboard Siding on Exterior Column	67	SF	\$50.00	\$3,332	Including trim pieces
Plywood Behind Hardie Siding	1577	SF	\$5.00	\$7,886	
Exp. Joint Covers at Existing Building	28	VF	\$75.00	\$2,100	
Weather Protection for Masonry	588	SF	\$2.00	\$1,175	
Joint Sealants and Caulking	1	LS	\$10,000.00	\$10,000	Including site concrete joints
Roof Structure and Roofing					
Tube Steel Columns for Roof Support	181	VF	\$50.00	\$9,050	
Ridge Beam	35	LF	\$75.00	\$2,625	
Eave Beams	98	LF	\$60.00	\$5,880	
Roof Beams	443	LF	\$40.00	\$17,700	
Bent Plate at Roof Ridge	35	LF	\$50.00	\$1,750	
Angle Braces at Midspan	63	LF	\$40.00	\$2,520	
Angle Outriggers at Side Eaves	18	EA	\$350.00	\$6,300	
Joist Outriggers at Gable Eaves	34	EA	\$300.00	\$10,200	
Tube Steel Deck Supports at Gable	136	LF	\$30.00	\$4,080	
Roof Deck Edge Angle	210	LF	\$55.00	\$11,569	
Rubber Closures at Roof Deck Cells	77	LF	\$10.00	\$770	
Standard Roof Deck	29	SQS	\$750.00	\$21,894	
Supports for Projection Screen	1	LS	\$1,500.00	\$1,500	
Blocking at Roof Perimeter	454	BF	\$7.50	\$3,408	
Plywood at Fascia	343	SF	\$7.50	\$2,572	
Brakemetal Flashing on Fascia	127	LF	\$50.00	\$6,350	
Drip and Rake Trim on Fascia	127	LF	\$15.00	\$1,905	
Gutters on Eaves	74	LF	\$20.00	\$1,480	
Downspouts - 4 Ea.	44	VF	\$20.00	\$880	
Repair Gutter Where Cut at N. Side	1	LS	\$100.00	\$100	
Reinstall Salvaged Downspout	1	EA	\$100.00	\$100	
Splashblocks at Downspouts	3	EA	\$150.00	\$450	North side only
Roof Deck Insulation - 6" Polyiso	2433	SF	\$7.25	\$17,637	
Nailable Cover Board on Roof Insul.	2433	SF	\$5.00	\$12,163	
Ice and Water Shield Underlayment	2433	SF	\$3.50	\$8,516	
Heavy Duty Asphalt Shinlges	2433	SF	\$6.50	\$15,815	
Roof Expansion Joint	59	LF	\$50.00	\$2,950	At joint between old and new roofs
Framing for Soffits at Eaves	408	SF	\$20.00	\$8,160	
Hardiboard Soffits on Stud Framing	408	SF	\$20.00	\$8,160	
Soffit Expansion Joint Covers	8	LF	\$50.00	\$400	
Misc. Closures and Flashings	1	LS	\$500.00	\$500	
Doors, Windows, Storefront, and Hardware					
Exterior Storefront and Interior Storefront					
Punched Windows in North/West	204	SF	\$90.00	\$18,371	Assume Type A windows - 6 Ea.

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
South Side of Entry Vestibule	75	SF	\$90.00	\$6,716	
Entry Vestibule - Exterior Wall	57	SF	\$90.00	\$5,162	
Entry Vestibule - Interior Wall	57	SF	\$75.00	\$4,302	
Meeting Room Entry	33	SF	\$75.00	\$2,511	
Storefront Doors w/Panic Hardware	3	EA	\$7,500.00	\$22,500	
Power Door Operators w/Buttons	2	EA	\$6,500.00	\$13,000	
Double Door at Storage - 6' x 7'	1	EA	\$6,500.00	\$6,500	Includes frames/leaves/hardware/paint
Roller Shades in Meeting Room	204	SF	\$12.00	\$2,449	Manual blackout shades
Interior Finishes in New Addition					
Interior Metal Stud Walls					
At Vestibule and Corridor	199	SF	\$16.00	\$3,176	
Closure Wall Above Lower Roof	380	SF	\$16.00	\$6,080	
Infill Windows at Exist. Classroom	102	SF	\$20.00	\$2,041	
Furring on Ext. Classroom Wall	351	SF	\$12.00	\$4,212	On exterior side of west wall
Repair Framing at Rem. Vest. Walls	32	VF	\$25.00	\$800	
Replace Drywall on Exist. Framing	148	SF	\$12.00	\$1,777	
Storage Room	331	SF	\$16.00	\$5,302	
Drywall Ceiling in Vestibule	78	SF	\$16.00	\$1,248	
Acoustical Tile Ceilings					
Replace Ceiling in Hall A112	495	SF	\$7.50	\$3,713	Removed for MEP access
Meeting Room and Storage	1477	SF	\$7.50	\$11,080	
Wall Expansion Joint Covers	40	LF	\$75.00	\$3,000	
Ceiling Expansion Joint Covers	53	LF	\$75.00	\$3,975	
Wood Sills and Aprons at Windows	72	LF	\$20.00	\$1,440	Stained wood trim
Carpet Tile Flooring					
Floor Preparation	1642	SF	\$1.00	\$1,642	
Moisture Testing	1	LS	\$500.00	\$500	
Moisture Sealer	1642	SF	\$5.00	\$8,210	
Removed Entry Vestibule	11	SY	\$45.00	\$479	
Walkoff Carpet in Vestibule	10	SY	\$100.00	\$953	
Meeting Room and Storage	181	SY	\$45.00	\$8,124	
Rubber Base	209	LF	\$5.00	\$1,045	
Paint Drywall Walls	2549	SF	\$1.50	\$3,824	
Paint Drywall Ceilings	78	SF	\$2.00	\$156	
Corner Guards on Drywall Partitions	2	EA	\$250.00	\$500	
Specialty Items					
Project Screen	1	EA	7,000.00	\$7,000	
Overhed Projector and Support	1	EA	7,500.00	\$7,500	
Misc. Specialty Items	1	LS	1,500.00	\$1,500	Fire ext., signs, etc.
Fire Sprinklers					
Remove Sidewall Head in Vestibule	1	EA	500.00	500	In Vestibule A113
Extend Sprinkler Main to Addition					From existing 3" line in Hall A112
Cut Into Existing 3" Main	1	EA	1,500.00	1,500	
New 3" Main to New Addition	75	LF	50.00	3,750	
New Heads in Old Vestibule A113	2	EA	1,000.00	2,000	
Heads in New Corridor / Vestibule	4	EA	1,000.00	4,000	
Sprinklers in Meeting/Storage Rooms	1517	SF	5.00	7,585	
Fire Watch During Shutdown	1	DAY	1,500.00	1,500	
Reinstall Ceiling Tiles in Hall A112	178	SF	2.00	356	
Plumbing					
Relocate Hose Bib on West Classroom Wall	1	LS	\$3,500.00	3,500	
HVAC					
Removals and Relocations					
Rem. Cab. Unit Heater in Vestibule	1	EA	500.00	500	
Support Diffusers/Ducts in A112	2	EA	150.00	300	
Tap Existing Supply Duct in Hall A112	1	EA	1,500.00	1,500	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Extend Ductwork to New Addition	75	LF	150.00	11,250	
Difuser and Duct at Corridor	1	EA	1,500.00	1,500	At extension of Corridor A112
Ductwork in Balance of Addition	1517	SF	30.00	45,511	Includes VAV boxes, returns, etc.
Cabinet Unit Heater in New Vestibule	1	EA	5,000.00	5,000	
Testing and Balancing	1665	SF	2.00	3,330	
Temperature Controls	1665	SF	5.00	8,325	
System Startup and Testing	1	LS	5,000.00	5,000	
Electrical					
Disconnect Power					
Door Operators	2	EA	\$250.00	500	
Door Operator Pushbuttons	4	EA	\$50.00	200	
Cabinet Unit Heater in Vestibule	1	EA	\$250.00	250	
Removals					
Remove Existing Wall Receptacle	1	EA	\$150.00	150	At exterior of vestibule
Support Lay-in Light Fixtures at ACT	4	EA	\$150.00	600	To allow removal of grid ceiling
Salvage Can Light Fixtures in A112	15	EA	\$150.00	2,250	To allow removal of grid ceiling
Remove Can Light Fixtures in A113	2	EA	\$150.00	300	
Remove Exit Light Fixture in A112	1	EA	\$150.00	150	
Salvage Wall Fixture at Entry Door	1	EA	\$150.00	150	Above exterior entry door
Salvage Security Camera on Gable	1	EA	\$150.00	150	At peak of exterior gable
Remove Fire Alarm Annunciator	1	EA	\$500.00	500	
New Electrical					
Remove Ceiling Tile in A112	118	SF	\$1.00	118	For new conduits
Extend Power and Lighting Feeds					From existing panels in A124
New Circuit Breakers in Panels	3	EA	\$500.00	1,500	
Conduit and Wire to Addition	420	LF	\$30.00	12,600	
Replace Ceiling Tile in A112	118	SF	\$2.00	236	Removed for new conduits
Power Distribution in Addition	1665	SF	\$7.50	12,488	
Lighting in Addition	1665	SF	\$16.00	26,640	
Exit Lights at New Vestibule	2	EA	\$1,000.00	2,000	
Reinstall Salvaged Items					
Lay-in Light Fixtures at ACT	4	EA	\$150.00	600	
Can Light Fixtures in A112	15	EA	\$150.00	2,250	
Wall Fixture at Entry Door	1	EA	\$500.00	500	Extend existing circuit
Grounding / Dist. / Power Monitoring	1665	SF	10.00	16,650	Connect to existing system
Rough-in for Low Voltage Wiring	1665	SF	\$3.00	\$4,995	
Equipment Connections					
Overhead Projector and Controls	1	EA	1,500.00	\$1,500	
Projection Screen and Controls	1	EA	1,500.00	\$1,500	
Door Operators and Pushbuttons	2	EA	1,500.00	\$3,000	Extend from existing circuit
HVAC Connections (VAVs, etc.)	1,665	SF	10.00	\$16,650	Including cabinet unit heater
Fire Alarm					Extend from existing fire alarm panel
New Annunciator Panel	1	EA	\$5,000.00	\$5,000	
Fire Alarm in New Addition	1665	SF	\$5.00	\$8,325	
Tele/Data Structured Cabling	1665	SF	\$3.00	\$4,995	
Access Control and Security	1665	SF	\$5.00	\$8,325	
First Responder Amplification System	1665	SF	\$2.00	\$3,330	Connect to existing system
Subtotal of Meeting Room Addition				\$1,195,409	

EXPAND INDOOR PLAYGROUND

Temporary Fencing					Balance with Meeting Space expansion
Temp. Fence in Outdoor Playground	30	LF	\$10.00	\$300	To separate work from play areas
Barricades Inside Existing Playground	1	LS	\$500.00	\$500	

Erosion Control					Balance with Meeting Space expansion
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ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Erosion Contol at Stockpiles	1	LS	\$500.00	\$500	
Rock Sacks and Inlet Protection	10	EA	\$50.00	\$500	
Sediment Control Logs	50	LF	\$5.00	\$250	
Concrete Washout Eco-Pans	1	LS	\$1,500.00	\$1,500	
Maintain After Subst. Completion	1	LS	\$500.00	\$500	
Site Clearing					
Loose Furnishings / Equipment / Furniture					<i>By Owner</i>
Remove Misc. Signs, Etc.	1	LS	\$65.00	\$65	
Protect Existing Items					
Irrigation Valves / Electrical	1	LS	\$150.00	\$150	
Exist. Bench/Trash Receptacle	2	EA	\$100.00	\$200	
Exist. Trees/Shrubs to Remain	5	EA	\$150.00	\$750	
Disconnect / Cap Irrigation / Controls	1	LS	\$500.00	\$500	
Trees and Stumps					
Mid-Sized Tree	1	EA	\$1,500.00	\$1,500	
Large Shrubs	10	EA	\$250.00	\$2,500	
Shrub Beds	1181	SF	\$1.00	\$1,181	
Cobble Mulch at Landscape Areas	1131	SF	\$0.50	\$566	
Wood Mulch at Tree Ring	50	SF	\$0.50	\$25	
Remove Site Furnishings					
Relocate Playground Equipment	1	LS	\$2,500.00	\$2,500	To create space for work area
Misc. Items	1	LS	\$250.00	\$250	
Irrigation Piping / Valves / Wiring	1181	SF	\$0.50	\$591	
Dumpster for Site Demolition	1	EA	\$450.00	\$450	
Remove Existing Screen Wall at Outdoor Playground for New Addition					
Remove Rubber Surfacing	95	SF	\$15.00	\$1,425	At Outdoor Playground
Protect Rubber Surfacing to Remain	128	SF	\$5.00	\$640	Install and remove
Steel Fence on Top of Screen Wall	23	LF	\$30.00	\$690	
Precast Wall Cap on Screen Wall	23	LF	\$10.00	\$230	
CMU Wall at Base of Screen Wall	69	SF	\$7.50	\$518	
Sawcut Curb at Rubber Flooring	2	EA	\$75.00	\$150	
Perimeter Curb at Rubber Flooring	26	LF	\$10.00	\$260	
Remove Screen Wall Foundation Wall at New Addition					
Excavate for Foundation Removal	22	LF	\$30.00	\$660	
Cut Wall and Footing	2	LS	\$150.00	\$300	
Retaining Wall - CMU	59	SF	\$7.50	\$441	
Retaining Wall Footing	44	SF	\$7.50	\$330	
Backfill at Foundation Removal				<i>N/A</i>	
Remove Site Electrical Items					
Misc. Site Electrical Removals	1	LS	\$500.00	\$500	
Site Preparation and Earthwork					
Overexc/Recompact Under Addition	170	CY	\$7.50	\$1,275	Assume 6' deep per old Geotech Report
Rough Grade Site	748	SF	\$0.50	\$374	
Temporary Access Road / Crane Pad					Assume using dropoff paving
Structural Excavation for Screen Wall Foundations					At screen wall connection to addition
Excavate and Backfill Walls	7	LF	\$40.00	\$280	
Scarify and Recompact Subgrade	14	SF	\$10.00	\$140	
Finish Grading					
Building Pad	511	SF	\$1.00	\$511	
Site Concrete / Poured Floor Areas	95	SF	\$1.00	\$95	
Landscaped Areas	670	SF	\$1.00	\$670	
Excavate and BF Curb at Rubber Floor	23	LF	\$10.00	\$230	
Haul Off Spoils	1	LS	\$500.00	\$500	
Misc. Earthwork Equipment	1	MO	\$5,000.00	\$5,000	For General Contractor
Modify Site Utilites					
Roof Drain Piping at New Addition					

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Roof Drain Piping - 6"	35	LF	\$75.00	\$2,625	
Connections at Downspouts	2	EA	\$800.00	\$1,600	
Connect 6" Line to Existing Inlet	1	EA	\$650.00	\$650	
Extend Foundation Drain Piping Around New Addition					Assume no foundation drain
Site Electrical					
Misc. Site Electrical Items	1	LS	\$1,500.00	\$1,500	
Replace Screen Wall at Connetion to New Addition					
Continuous Footings - 24" Wide x 12"	20	SF	\$35.00	\$700	
Retaining Wall - 8" CMU Fully Grouted	27	SF	\$40.00	\$1,068	
Split Faced CMU Wall Above Grade	13	SF	\$50.00	\$667	
Replace Precast Cap on Screen Wall	10	LF	\$50.00	\$500	
Replace Steel Fence on Top of Wall	10	LF	\$100.00	\$1,000	
Touchup Paint on Screen Wall Fence	1	LS	\$1,500.00	\$1,500	
Site Concrete Replacement					
Scarify and Recompact Subgrades	95	SF	\$2.00	\$190	
Aggregate Base Under Rubber Floor	3	CY	\$200.00	\$519	Per Section 1/A721
Perimeter Curb at Rubber Floor	26	LF	\$35.00	\$910	
Replace Poured Rubber Flooring	95	SF	\$30.00	\$2,850	Where removed for new addition
Concrete Weather Protection	1	LS	\$5,000.00	\$5,000	
Site Signage					
New Miscellaneous Signs	1	LS	\$500.00	\$500	
Landscaping and Irrigation					
Connect Irrigation/Controls to Exist.	1	LS	\$500.00	\$500	
New Trees					Assume none
Cobble Mulch in Planter Area					Where removed for new addition
Irrigation	670	SF	\$3.00	\$2,009	
Mulch and Weed Barrier	670	SF	\$8.00	\$5,357	
Plantings	670	SF	\$5.00	\$3,348	
Selective Demolition on Existing Building					
Layout for Demolition	1	LS	\$500.00	\$500	
Barricades at Indor Playground	1	LS	\$500.00	\$500	
Miscellaneous Dust Partitions	1	LS	\$500.00	\$500	At window openings
Remove Existing Storefront					
Protect Existing Rubber Flooring	96	SF	\$5.00	\$480	Install and remove
Sill and Apron Trim Pieces	24	LF	\$2.50	\$60	At west Plyground windows
Storefront Windows at Playground	68	SF	\$25.00	\$1,701	
Storefront at Lobby 102					<i>Assume Remains</i>
Remove Roofing on Sloped Roof Overhang					At west roof overhang of Playground
Counterflashing on Roof Flashing	3	LF	\$20.00	\$60	
Asphalt Shingles / Underlayment	87	SF	\$2.00	\$173	
Cut Rigid Insulation to Remain	29	LF	\$10.00	\$293	
Remove Rigid Insulation	87	SF	\$2.00	\$173	
Cut Eave Trim to Remain	1	EA	\$50.00	\$50	
Eave Trim	26	LF	\$2.50	\$65	
Downspout on Gutter	10	LF	\$10.00	\$100	Salvage one for reuse
Gutter	26	LF	\$5.00	\$130	
Cut Brakemetal Fascia to Remain	1	EA	\$100.00	\$100	
Brakemetal Fascia	26	LF	\$5.00	\$130	Per Detail 7/A711
Cut and Remove Roof Structure Overhang					Only portion beyond Playground wall
Hardiboard Trim Below Soffit	26	LF	\$2.50	\$65	
Hardiboard Soffit and Framing	78	SF	\$5.00	\$390	
Plywood Behind Fascia	56	SF	\$1.00	\$56	
Blocking Behind Fascia Plywood	156	BF	\$1.50	\$234	Per Detail 7/A711
Ledge Angle at Base of Blocking	26	LF	\$5.00	\$130	Per Detail 7/A711
Cut Metal Deck to Remain	30	LF	\$5.00	\$150	
Metal Deck at Eave Overhang	87	SF	\$2.00	\$173	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Deck Edge Angle	26	LF	\$5.00	\$130	
Cut Extended Joist Ends	6	EA	\$75.00	\$450	
Modify Outrigger at Cut End	1	EA	\$500.00	\$500	
Remove West Wall Between Playground and New Addition					
Hardiboard Siding Above Wainscot	71	SF	\$3.50	\$247	At west Playground wall only
Excavate for Wainscot Removal	26	LF	\$5.00	\$130	
Sawcut for Wainscot Removal	7	LF	\$20.00	\$147	
CMU Wainscot/Cap at Base of Wall	95	SF	\$5.00	\$477	
Foundation Insulation			Assume Remains		
Backfill After Wainscot Removal			N/A		
Exterior Gyp Sheathing on Studs	153	SF	\$1.50	\$229	At exterior side
Protect Existing Playground Flooring			w/Storefront		
Cut and Remove Rubber Base	26	LF	\$1.00	\$26	
Metal Studs/Drywall on West Wall	153	SF	\$2.00	\$306	Assume soffit above west wall remains
Dumpsters for Building Demolition	1	EA	\$500.00	\$500	
High Lift / Mat'l Handling Equipment	0.5	MO	\$5,000.00	\$2,500	
Clean Ductwork in Affected Areas	1	LS	\$1,500.00	\$1,500	
Foundation and Floor Slab for New Addition					
Excavation and Backfill for Foundations					
Perimeter Foundations	46	LF	\$50.00	\$2,300	
Hand Work at Existing Building	1	LS	\$250.00	\$250	
Scarify and Recompact for Footings	46	SF	\$1.50	\$69	
Scarify / Recompact for Slabs	452	SF	\$1.50	\$678	
Underslab Gravel for Slabs	8	CY	\$125.00	\$1,047	Assume 6" deep
Perimeter Footings at Addition	91	SF	\$35.00	\$3,197	Assume 2' wide and 12" deep
Pad Footing at Interior Column			N/A		
Stem Wall at North Side - 14"	59	SF	\$60.00	\$3,541	Assume 14" Wide x 3'-0" High
Stem Wall at West Side - 8"	78	SF	\$48.00	\$3,744	Assume 8" Wide x 3'-0" High
Brick Ledge in Exterior Wall	20	LF	\$20.00	\$400	
Pilasters in Exterior Stem Walls	7	VF	\$250.00	\$1,748	
Install Anchor Bolts in Footings	3	SETS	\$75.00	\$225	
Grout Column Base Plates	3	EA	\$65.00	\$195	
Dampproofing on Foundation Walls	138	SF	\$3.50	\$483	
Foundation Insulation/Prot. Board	92	SF	\$5.00	\$460	Assume 2" insulation
Foundation Drain Piping / Cleanouts			Assume none		
Vapor Barrier Under Slab	452	SF	\$1.00	\$452	
Floor Slab on Grade	452	SF	\$12.00	\$5,426	Assume 5" depth
Thickened Edge at Existing West Wall	26	LF	\$30.00	\$780	
Chip/Infill Top of Foundation Wall	26	LF	\$50.00	\$1,300	At existing west wall
Concrete Weather Protection	1	LS	\$2,500.00	\$2,500	
Misc. Concrete Equipment	1	LS	\$2,500.00	\$2,500	For General Contractor
New Addition Exterior Walls					
Layout for Exterior Walls	1	LS	\$500.00	\$500	
Exterior Metal Stud Walls - 6"	290	SF	\$16.00	\$4,647	Incl. gyp sheathing/drywall on interior
Rigid Insulation on Exterior Walls - 3"	290	SF	\$6.00	\$1,743	
Spray Air Barrier on Exterior Walls	290	SF	\$5.50	\$1,597	
Spray Applied Flashings	1	LS	\$500.00	\$500	
Split-Faced CMU Veneer Wainscot	66	SF	\$28.00	\$1,848	
Split-Faced CMU on Brick Ledge	13	SF	\$28.00	\$375	
Precast Concrete Water Table	22	LF	\$65.00	\$1,430	
Hardiboard Siding on Exterior Walls	290	SF	\$30.00	\$8,714	Including trim and decorative pieces
Plywood Behind Hardie Siding	290	SF	\$5.00	\$1,452	
Exp. Joint Covers at Existing Building	22	VF	\$75.00	\$1,650	
Weather Protection for Masonry	101	SF	\$5.00	\$507	
Joint Sealants and Caulking	1	LS	\$2,500.00	\$2,500	Including site concrete joints
Roof Structure and Roofing					

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Tube Steel Columns for Roof Support	22	VF	\$50.00	\$1,100	
X and K Bracing / Moment Frames	1	LS	\$2,500.00	\$2,500	
Roof Edge Beams	66	LF	\$85.00	\$5,610	
Beam Connection to Exist. Roof Beam	2	EA	\$500.00	\$1,000	Slip connections on existing beam
Roof Joists	100	LF	\$40.00	\$4,000	Bear on slip joints on existing beam
Tube Steel Deck Supports at W. Wall	26	LF	\$30.00	\$780	
Roof Deck Edge Angle	92	LF	\$55.00	\$5,060	
Retrofit Deck Edge Angle on Existing	30	LF	\$65.00	\$1,950	At cut edge of existing roof
Standard Roof Deck	6	SQS	\$750.00	\$4,603	
Blocking at Roof Perimeter	171	BF	\$7.50	\$1,285	
Blocking at Cap Flashing	86	BF	\$7.50	\$643	
Plywood at Cap Flashing	43	SF	\$7.50	\$321	
Plywood on Parapet	43	SF	\$7.50	\$321	
Cap Flashing on Parapet	40	LF	\$30.00	\$1,190	
Flashing on Existing Sloped Roof	4	LF	\$50.00	\$200	At tie-in to new wall
Counterflashing on Sloped Roof	4	LF	\$50.00	\$200	At tie-in to new wall
Repair Gutter Where Cut at N. Side	1	LS	\$100.00	\$100	
Reinstall Salvaged Downspout	1	EA	\$100.00	\$100	
Roof Deck Insulation - 6" Polyiso	511	SF	\$7.25	\$3,708	
Cover Board on Roof Insul.	511	SF	\$2.00	\$1,023	
Ice and Water Shield Underlayment	78	SF	\$5.00	\$390	At joint with existing sloped roof
Membrane Roofing with Flashings	511	SF	\$25.00	\$12,775	
Roof Expansion Joint	30	LF	\$50.00	\$1,500	At joint between old and new roofs
Soffit Expansion Joint Cover	4	LF	\$50.00	\$200	At joint between old and new roofs
Misc. Closures and Flashings	1	LS	\$500.00	\$500	
Doors, Windows, Storefront, and Hardware					
Exterior Storefront					
Punched Windows in North Wall	68	SF	\$90.00	\$6,124	Assume Type A windows - 2 Ea.
West Wall	212	SF	\$90.00	\$19,073	Assume full height - 8'-10" high
Roller Shades on Wdws/Storefront	280	SF	\$12.00	\$3,360	Manual blackout shades
Interior Finishes in New Addition					
Interior Metal Stud Walls					
Furring at Roof Drain Leader	20	SF	\$15.00	\$300	
Repair Framing at Rem. West Wall	17	VF	\$25.00	\$425	
Replace Drywall on Exist. Framing	43	SF	\$10.00	\$434	On exterior side of west wall
FRP Wainscot on Walls	192	SF	\$7.50	\$1,440	
Wall Expansion Joint Covers	20	LF	\$75.00	\$1,500	
Wood Sills and Aprons at Windows	24	LF	\$20.00	\$480	Stained wood trim
Poured Rubber Flooring					
Floor Preparation	485	SF	\$1.00	\$485	
Moisture Testing	1	LS	\$500.00	\$500	
Moisture Sealer	485	SF	\$5.00	\$2,425	
Expanded Playground Area	485	SF	\$25.00	\$12,131	
Rubber Base	24	LF	\$5.00	\$120	
Paint Drywall Walls	318	SF	\$2.00	\$636	
Paint Exposed Structure	485	SF	\$3.50	\$1,698	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Corner Guards on Drywall Partitions	4	EA	\$250.00	\$1,000	
Misc. Specialty Items	1	LS	1,500.00	\$1,500	Fire ext., signs, etc.
Interior Finishes in Existing Playground Room A103					
Protect Existing Rubber Flooring	192	SF	\$3.50	\$672	Install and remove
Cut/Rem. Rubber Floor at New Wall	5	LF	\$20.00	\$100	
Cut/Remove Rubber Base at Ends	2	EA	\$20.00	\$40	
Interior Metal Stud Walls					
Steel Frame for Overhead Door	1	EA	\$5,000.00	\$5,000	Assume 16' wide by 10' high opening
Wall to Structure	223	SF	\$16.00	\$3,571	Assume 15'-9" high wall w/slip track
Closures at Existing Windows	14	VF	\$50.00	\$700	Mullion caps at glass
Interior Overhead Door - 16' x 10'	1	EA	\$10,000.00	\$10,000	Assume aluminum with glass panels
Overhead Door Operator	1	EA	\$2,500.00	\$2,500	
Supports for Overhead Door Operator	1	LS	\$1,500.00	\$1,500	
Single Door/Frame/Hardware	1	EA	\$4,000.00	\$4,000	Wood or hollow metal
Misc. Repairs to Rubber Floor	1	LS	\$1,500.00	\$1,500	
Rubber Base	14	LF	\$5.00	\$70	
Paint Drywall Walls	446	SF	\$1.50	\$670	
Touchup Paint on Walls	1	LS	\$500.00	\$500	
Corner Guards on Drywall Partitions	2	EA	\$250.00	\$500	At overhead door opening
Misc. Specialty Items	1	LS	500.00	\$500	Signs, etc.
Equipment					
Relocate/New Playground Equipment	1	ALLOW	300,000.00	\$300,000	Allowance
Fire Sprinklers					
Cut Opening in Bulkhead Wall	1	EA	100.00	100	On Column Line K
Extend Sprinkler Main to Addition					From 4" line at east end of Playground
Cut Into Existing 4" Main	1	EA	1,500.00	1,500	
New 3" Main to New Addition	46	LF	50.00	2,300	
Sprinklers in New Addition	511	SF	5.00	2,557	
Fire Watch During Shutdown	1	DAY	1,500.00	1,500	
Repair Opening in Drywall Wall	1	EA	200.00	200	
Painting					
Drywall Bulkhead Wall	268	SF	1.50	401	
Exposed Pipe and Hangers	45	LF	7.50	338	In existing Playground Room
Plumbing					
Roof Drains in New Addition Roof	2	EA	\$800.00	1,600	Primary and secondary
Roof Drain Vertical Piping w/ Insul.	24	VF	\$100.00	2,400	
Underground Conn. to Roof Drain	1	LS	\$1,500.00	1,500	
HVAC					
Removals and Relocations					
Relocate Snowmelt Manifold	1	EA	1,800.00	1,800	In underground box in new addition
Rel. Snowmelt Supply/Ret. Piping	100	LF	75.00	7,500	To north and west of new addition
Drain/Connect/Refill Exist. System	1	LS	2,000.00	2,000	
Extend Supply Grilles at New Wall	2	EA	1,500.00	3,000	Extend through new drywall partition
Tap Exist. Supply Ducts in Playground	2	EA	1,500.00	3,000	
Extend Ductwork to New Addition	45	LF	150.00	6,750	18" supply ducts
Bends in Ductwork at Existing Beam	8	EA	350.00	2,800	To route under beam at new addition
Ductwork in New Addition	70	LF	150.00	10,500	Supply ducts / plenum / difusers
Paint Exposed Ducts in Existing Room	85	LF	50.00	4,250	Duct extention from existing ductwork
Testing and Balancing	511	SF	5.00	2,557	Including snowmelt piping
Temperature Controls	511	SF	5.00	2,557	
System Startup and Testing	1	LS	2,500.00	2,500	
Electrical					
Removals and Relocations					
Remove Existing Wall Receptacle	1	EA	\$150.00	150	At existing west wall
Remove Existing Card Reader	1	EA	\$150.00	150	At exterior west entry door
Remove Existing Speaker Strobe	1	EA	\$150.00	150	At exterior west entry door

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Relocate Existing Light Fixtures	1	LS	\$3,000.00	3,000	For new wall/ductwork/play equipment
New Electrical					
Extend Power/Lighting Conduits	1	LS	\$3,000.00	3,000	From existing circuits
Upgrade Existing Light Fixtures	14	EA	\$500.00	7,000	Switch to LED fixtures
Lighting Controls in Playground	1	LS	\$1,500.00	1,500	
Power Distribution in Addition	511	SF	\$5.00	2,557	
Lighting in Addition	511	SF	\$25.00	12,786	Includes decorative track lighting
Exit Lights at New Vestibule	2	EA	\$1,000.00	2,000	
Extend Conduit/Wire for Speakers	50	LF	\$30.00	1,500	To extend sound into new addition
Speakers and Junction Boxes	2	EA	\$650.00	1,300	Connect to existing system
Paint Conduits in Existing Room	1	LS	\$500.00	500	At extensions from existing circuits
Reinstall Salvaged Items					
Wall Outlet in West Wall	1	EA	\$500.00	500	Extend existing circuit
Card Reader at New Entry Doors	1	EA	\$500.00	500	Extend existing circuit
Speaker Strobe on Vestibule Ext.	1	EA	\$500.00	500	Extend existing circuit
Grounding / Dist. / Power Monitoring	511	SF	10.00	5,114	Connect to existing system
Rough-in for Low Voltage Wiring	511	SF	\$3.00	\$1,534	For security system
Equipment Connections					
Overhead Door Operator/Controls	1	EA	1,500.00	\$1,500	Extend from existing circuit
HVAC Connections (VAVs, etc.)				N/A	Assume reusing existing VAV boxes
Fire Alarm					
Fire Alarm in New Addition	511	SF	\$5.00	\$2,555	Extend from existing fire alarm panel
Tele/Data Structured Cabling				Assume None	
Access Control and Security	511	SF	\$10.00	\$5,110	
First Responder Amplification System	511	SF	\$2.00	<u>\$1,022</u>	Connect to existing system
Subtotal of Indoor Playground Expansion				\$689,652	
<u>EXPAND SENIOR SPACE AND STAFF OFFICES</u>					
Temporary Fencing					
Temporary Chain Link Fence	224	LF	\$7.50	\$1,680	Fence must be moved during construction
Wind Screen in Temporary Fence	224	LF	\$5.00	\$1,120	
Vehicle Gate in Temporary Fence	1	EA	\$500.00	\$500	
Pedestrian Gates in Temporary Fence	2	EA	\$250.00	\$500	
Maintain and Relocate Fence	8	MO	\$250.00	\$2,000	
Barricades and Traffic Control	1	LS	\$500.00	\$500	
Erosion Control					
Perimeter Silt Fence	220	LF	\$3.00	\$660	
Erosion Contol at Stockpiles	1	LS	\$500.00	\$500	
Vehicle Tracking Pad	1	EA	\$2,500.00	\$2,500	
Refresh / Remove Tracking Pad	1	EA	\$1,500.00	\$1,500	
Rock Sacks and Inlet Protection	30	EA	\$50.00	\$1,500	
Sediment Control Logs	120	LF	\$5.00	\$600	
Concrete Washout Eco-Pans	1	LS	\$2,500.00	\$2,500	
Erosion Control Inspections	12	MO	\$250.00	\$3,000	
Erosion Control Maintenance	12	MO	\$250.00	\$3,000	
Maintain After Subst. Completion	1	LS	\$500.00	\$500	
Site Clearing					
Loose Furnishings / Equipment / Furniture				By Owner	
Remove Post Mounted Sign	1	EA	\$100.00	\$100	At ADA parking space
Remove Misc. Signs, Etc.	1	LS	\$65.00	\$65	
Protect Irrigation Valves / Electrical	1	LS	\$250.00	\$250	
Remove/Salvage Wheel Stop	1	EA	\$65.00	\$65	At ADA parking space
Protect Exist. Trees/Shrubs to Remain	6	EA	\$250.00	\$1,500	
Disconnect / Cap Irrigation / Controls	1	LS	\$500.00	\$500	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Trees and Stumps					
Mid-Sized Trees	5	EA	\$1,500.00	\$7,500	
Small Trees	2	EA	\$1,000.00	\$2,000	
Large Shrubs	50	EA	\$150.00	\$7,500	
Shrub Beds					
At North Side of Addition	260	SF	\$2.00	\$520	By Trash Enclosure - for storm drain
At Building Between Sidewalks	1578	SF	\$1.00	\$1,578	
Cobble Mulch at Landscape Areas	1838	SF	\$0.50	\$919	
Wood Mulch at Tree Rings	350	SF	\$0.50	\$175	
Sod Removals					
East Side of Sidewalk	1014	SF	\$0.50	\$507	
At Building Between Sidewalks	450	SF	\$0.50	\$225	
Remove Site Furnishings					
Trash Receptacles	2	EA	\$50.00	\$100	
Benches	2	EA	\$100.00	\$200	
Bike Racks	12	EA	\$100.00	\$1,200	
Irrigation Piping / Valves / Wiring	3652	SF	\$0.50	\$1,826	
Dumpster for Site Demolition	1	EA	\$450.00	\$450	
Remove Existing Site Concrete and Paving					
Sawcut Sidewalks at Removals	76	LF	\$15.00	\$1,140	
Sidewalks at Entry Plaza	3988	SF	\$2.00	\$7,976	
Remove Site Electrical Items					
Salvage Pedestrian Light Bollards	2	EA	\$500.00	\$1,000	At west end of sidewalks
Remove Light Bollard Bases	2	EA	\$150.00	\$300	
Misc. Site Electrical Removals	1	LS	\$500.00	\$500	
Site Preparation and Earthwork					
Strip / Stockpile Topsoil at Sod Areas	18	CY	\$20.00	\$358	Assume 4" deep
Overexc/Recompact Under Addition	1255	CY	\$7.50	\$9,411	Assume 6' deep per old Geotech Report
Rough Grade Site	7640	SF	\$0.50	\$3,820	
Temporary Access Road / Crane Pad					
Access Road to Site					Assume coming from parking lot
Temporary Curb Ramp at Parking	16	LF	\$25.00	\$400	Install and remove
Temporary Crane Road	1321	SF	\$1.25	\$1,651	
Maintain Temporary Gravel Road	1321	SF	0.75	\$991	
Remove Temporary Gravel Road	1321	SF	0.50	\$661	
Finish Grading					
Building Pad	4455	SF	\$0.50	\$2,228	
Site Concrete Areas	2033	SF	\$0.75	\$1,525	
Landscaped Areas	1142	SF	\$0.50	\$571	
Aggregate Base Under Site Concrete					Assume not required per original docs
Spread Topsoil in Sod Areas	2	CY	\$25.00	\$54	Assume 6" deep
Export Excess Topsoil	16	CY	\$30.00	\$472	
Haul Off Spoils	1	LS	\$1,500.00	\$1,500	
Misc. Earthwork Equipment	2	MO	\$5,000.00	\$10,000	For General Contractor
Modify Site Utilites					
Relocate Storm Drain Around New Addition					
Pothole to Find Existing Lines	2	EA	\$500.00	\$1,000	At east side of building
Disconnect 10" PVC at Building	1	EA	\$250.00	\$250	At east side
Cut 10" PVC at New Connection	1	EA	\$250.00	\$250	At new building connection
Remove Existing 10" PVC Storm	52	LF	\$50.00	\$2,600	Including backfill of trench
Remove Existing Storm Inlet	1	EA	\$1,200.00	\$1,200	In area of new addition
Remove Existing 12" PVC Storm	45	LF	\$75.00	\$3,375	Including backfill of trench
New Storm Manhole	1	EA	\$7,500.00	\$7,500	Northeast of new addition
Modify Existing Storm Manholes	2	EA	\$1,500.00	\$3,000	For new pipe directions
New Storm Drain Piping - 12 PVC	60	LF	\$125.00	\$7,500	
Connections at Existing Manholes	2	EA	\$500.00	\$1,000	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Roof Drain Piping at New Addition					
Roof Drain Piping - 8"	85	LF	\$80.00	\$6,800	
Connections at Downspouts	5	EA	\$800.00	\$4,000	
Connect 8" Line to Manhole	1	EA	\$650.00	\$650	
Extend Foundation Drain Piping Around New Addition					Assume no foundation drain
Site Electrical					
Relocate Pedestrian Bollards at Sidewalks					
Light Bollard Bases	2	EA	\$500.00	\$1,000	
Reinstall Salvaged Light Bollards	2	EA	\$1,500.00	\$3,000	Including new wiring
Relocate J-Box for Artwork Lighting	1	EA	\$1,000.00	\$1,000	East of existing building
Relocate Receptacle for Tree Lighting	1	EA	\$1,500.00	\$1,500	East of existing building
Electric Vehicle Charging Stations					Assume none
Wiring for Future Charging Stations					Assume none
Misc. Site Electrical Items	1	LS	\$1,500.00	\$1,500	
Site Concrete Replacement					
Scarify and Recompact Subgrades	2033	SF	\$1.50	\$3,050	
Aggregate Base Under Walks / Paving					None Indicated
Sidewalks - 6" Thick					
Sidewalks at Entries / Plazas	904	SF	\$16.00	\$14,464	Colored concrete
Sidewalks at Entries / Plazas	1129	SF	\$12.00	\$13,548	Gray concrete
Mow Bands at Planting Beds					Not Required
Repair Misc. Construction Damage	1	LS	\$1,500.00	\$1,500	
Concrete Weather Protection	1	LS	\$5,000.00	\$5,000	
Asphalt Paving Repairs					
Reinstall Salvaged Wheel Stop	1	EA	\$100.00	\$100	
Repair Misc. Construction Damage	1	LS	\$1,500.00	\$1,500	
Restripe Damaged ADA Spaces	1	LS	\$1,000.00	\$1,000	
Perimeter Fencing and Gates					Assume not required
Site Signage					
Reinstall Salvaged Post Mounted Sign	1	EA	\$150.00	\$150	At ADA parking space
New Miscellaneous Signs	1	LS	\$500.00	\$500	
Site Furnishings					
Reinstall Salvaged Site Furnishings					
Trash Receptacle	2	EA	\$100.00	\$200	
Bench	2	EA	\$150.00	\$300	
Bike Racks	12	EA	\$150.00	\$1,800	
Landscaping and Irrigation					
Connect Irrigation/Controls to Exist.	1	LS	\$500.00	\$500	
New Trees					Assume none
Cobble Mulch in Planter Areas					At north and east sides
Irrigation	1026	SF	\$3.00	\$3,078	
Mulch and Weed Barrier	1026	SF	\$8.00	\$8,208	
Plantings	1026	SF	\$5.00	\$5,130	
Allowance for Boulders	1	LS	\$1,500.00	\$1,500	
Replace Sod and Irrigation Where Removed for New Work					
At East Side of New Sidewalk	116	SF	\$6.00	\$696	
Selective Demolition on Existing Building					
Layout for Demolition	1	LS	\$1,500.00	\$1,500	
Barricades at Entry Vestibule	2	EA	\$500.00	\$1,000	
Miscellaneous Dust Partitions	1	LS	\$1,000.00	\$1,000	At window/wall openings
Remove Existing Storefront					
Protect Existing Carpet	128	SF	\$3.50	\$448	Install and remove
Sill and Apron Trim Pieces	75	LF	\$2.50	\$188	At Senior Ctr. / Teen Room windows
Storefront Windows at Sr. Center	102	SF	\$25.00	\$2,552	
Storefront Window at Teen Room	65	SF	\$25.00	\$1,626	
Storefront Windows at Offices	68	SF	\$25.00	\$1,701	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Storefront Doors at Vestibule	4	EA	\$350.00	\$1,400	Including hardware
Storefront Framing at Vestibule	484	SF	\$25.00	\$12,110	Both levels at north wall
Remove Roofing on Lower Sloped Roof					
Counterflashing on Roof Flashing	12	LF	\$5.00	\$60	
Asphalt Shingles / Underlayment	337	SF	\$2.00	\$675	
Valley Flashing	4	LF	\$5.00	\$20	
Cut Rigid Insulation to Remain	99	LF	\$2.50	\$248	
Remove Rigid Insulation	337	SF	\$2.00	\$675	
Cut Eave Trim to Remain	1	EA	\$50.00	\$50	
Eave and Rake Trim	108	LF	\$2.50	\$270	
Downspouts on Gutter	40	LF	\$10.00	\$400	
Gutter	82	LF	\$5.00	\$412	
Cut Brakemetal Fascia to Remain	1	EA	\$100.00	\$100	
Brakemetal Fascia	108	LF	\$5.00	\$540	Per Detail 7/A711
Remove Roofing on Lobby Sloped Roof					
Counterflashing on Roof Flashing	5	LF	\$5.00	\$25	
Asphalt Shingles / Underlayment	137	SF	\$2.00	\$274	
Cut Rigid Insulation to Remain	39	LF	\$2.50	\$98	
Remove Rigid Insulation	137	SF	\$2.00	\$274	
Eave and Rake Trim	46	LF	\$2.50	\$115	
Downspout on Gutter	10	LF	\$10.00	\$100	
Gutter	22	LF	\$5.00	\$110	
Brakemetal Fascia	46	LF	\$5.00	\$230	
Roof Blocking at Perimeter	46	LF	\$5.00	\$230	
Remove Roof Trim on Upper Roof Gable					
Rake Trim	26	LF	\$2.50	\$65	
Cut Brakemetal Fascia to Remain	2	EA	\$100.00	\$200	
Brakemetal Fascia	26	LF	\$5.00	\$130	Per Detail 1/A711
Cut and Remove Lower Roof Structure					Only portion beyond exterior walls
Hardiboard Trim Below Soffit	96	LF	\$2.50	\$240	
Hardiboard Soffit and Framing	306	SF	\$5.00	\$1,529	
Plywood Behind Fascia	220	SF	\$1.00	\$220	
Blocking Behind Fascia Plywood	630	BF	\$1.50	\$944	Per Detail 7/A711
Ledge Angle at Base of Blocking	105	LF	\$5.00	\$525	Per Detail 7/A711
Cut Metal Deck to Remain	99	LF	\$5.00	\$495	
Metal Deck at Eave Overhang	339	SF	\$2.00	\$679	
Deck Edge Angle	105	LF	\$5.00	\$525	
Cut Extended Joist Ends	24	EA	\$75.00	\$1,800	
Cut and Remove Lobby Roof Structure					Only portion beyond exterior walls
Cut Metal Deck to Remain	22	LF	\$5.00	\$110	
Metal Deck at Eave Overhang	88	SF	\$2.00	\$176	
Deck Edge Angle	26	LF	\$5.00	\$130	
Cut Extended Joist Ends	5	EA	\$75.00	\$375	
Remove Exterior Finishes From East Building Walls					
Hardiboard Siding Above Wainscot	349	SF	\$2.50	\$873	
Hardiboard Siding in Gable	130	SF	\$2.50	\$325	At Teen Room
Excavate for Wainscot Removal	144	LF	\$2.50	\$360	
Sawcut for Wainscot Removal	15	LF	\$20.00	\$294	
CMU Wainscot/Cap at Base of Wall	529	SF	\$5.00	\$2,646	
Foundation Insulation			Assume Remains		
Backfill After Wainscot Removal			N/A		
Exterior Gyp Sheathing			Assume Remains		
Remove Entry Vestibule A101 at East End of Lobby A102					
Remove Finishes in Vestibule					
Recessed Entry Mat	95	SF	\$1.00	\$95	
Porcelain Tile Base				N/A	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Porcelain Floor Tile	66	SF	\$2.50	\$166	
Scrape / Clean Tile Mortar	66	SF	\$2.00	\$133	
Hardiboard Siding on Vest. Wall	71	SF	\$2.50	\$178	At exterior side of east wall
Hardiboard Siding on North Wall	16	SF	\$7.50	\$120	At overframing
Studs/Sheathing at Hardiboard	147	SF	\$3.50	\$515	
Precast Wall Caps on CMU Walls	16	LF	\$10.00	\$157	
CMU Walls at East and West Ends	54	SF	\$5.00	\$272	
Salvage Pin Mounted Letters	19	EA	\$25.00	\$475	Above exterior entry door
Repair Finishes at Removed Vestibule A101					
Clean Ends of Precast Caps	4	EA	\$50.00	\$200	
Repair CMU Walls					
At Removed Wainscots	11	VF	\$100.00	\$1,068	At removed wainscot walls
At Removed Hardiboard	35	VF	\$30.00	\$1,045	At removed infill panels
At Removed Unit Heater	10	SF	\$100.00	\$1,000	At south wall
CMU Wall at Removed Annunciator	3	SF	\$150.00	\$450	At south wall
Misc. Damage to CMU Walls	1	LS	\$250.00	\$250	
Damage to Existing Parallams	112	LF	\$5.00	\$560	
Drywall Infill at Removed Windows	206	SF	\$20.00	\$4,120	To close off at new addition
Drywall Infill Between Parallams	77	SF	\$20.00	\$1,549	To close off at new addition
Repaint Drywall Walls at Repairs	463	SF	\$1.50	\$695	
Restain Parallams	183	LF	\$10.00	\$1,830	
Rigid Insul. At Window Infills - 3"	33	SF	\$10.00	\$330	At upper level of north side of vestibule
Spray Air Barrier on Exterior Walls	33	SF	\$10.00	\$330	
Hardiboard Siding at Infills	33	SF	\$30.00	\$990	Including trim and decorative pieces
Remove Interior Finishes and Cut Openings in Existing Building					
Protect Interior Corridor Finishes	480	SF	\$3.50	\$1,680	Install and remove
Cut Opening for Door to Columbine	1	EA	\$350.00	\$350	
Finishes in Senior Center	1360	SF	\$2.50	\$3,400	
Finishes/Doors/Walls - Teen Room	596	SF	\$5.50	\$3,278	
Overhead Door at Teen Room	1	EA	\$500.00	\$500	Existing 8' x 7' overhead door
Window in N. Wall of Teen Room	17	SF	\$25.00	\$433	Existing 4' x 4'-3" window
Enlarge Opening in E. Wall of Teen Room	1	LS	\$600.00	\$600	For new overhead door
Finishes/Doors/Walls - Office Area	1000	SF	\$5.50	\$5,500	
Acoustical Ceiling in Hall A107	32	SF	\$5.00	\$160	For plumbing access
Floor Slab Removals					
Cut Slab at Teen Center/Offices	19	LF	\$10.00	\$190	
Remove Floor Slab at Teen Center	9	SF	\$20.00	\$180	For UG roof drain piping removal
Remove Floor Slab at Offices	4	SF	\$20.00	\$80	For UG roof drain piping removal
Barricades in Main Corridor	1	LS	\$500.00	\$500	For sewer line crossing
Remove Floor Tile in Main Corridor	33	SF	\$20.00	\$660	
Cut Floor Slab at Offices / Corridor	156	LF	\$5.00	\$780	For sewer line crossing
Remove Slab at Offices / Corridor	104	SF	\$5.00	\$520	
Core Drill Existing Foundation Wall	1	LF	\$200.00	\$200	
Dumpsters for Building Demolition	5	EA	\$500.00	\$2,500	
High Lift / Mat'l Handling Equipment	2	MO	\$5,000.00	\$10,000	
Clean Ductwork in Affected Areas	1	LS	\$2,500.00	\$2,500	
Foundation and Floor Slab for New Addition					
Excavation and Backfill for Foundations					
Perimeter Foundations	169	LF	\$50.00	\$8,450	
Hand Work at Existing Building	1	LS	\$500.00	\$500	
Exterior Pad Footings	5	EA	\$500.00	\$2,500	
Interior Pad Footings	12	EA	\$350.00	\$4,200	
Interior Foundations	34	LF	\$50.00	\$1,700	
Scarify and Recompact for Footings	650	SF	\$1.50	\$975	
Scarify / Recompact for Slabs	4314	SF	\$1.50	\$6,471	
Underslab Gravel for Slabs	80	CY	\$125.00	\$9,986	Assume 6" deep

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Perimeter Footings at Addition	258	SF	\$35.00	\$9,030	Assume 2' wide and 12" deep
Perimeter Footings at Vestibule	66	SF	\$35.00	\$2,310	Assume 3' wide and 12" deep
Pad Footing at Exterior Columns	45	SF	\$40.00	\$1,800	
Pad Footings at Interior Columns	192	SF	\$40.00	\$7,680	
Footing at Door Stoop at Vestibule	28	SF	\$50.00	\$1,400	
Interior Footings	61	SF	\$35.00	\$2,135	Assume 2' wide and 12" deep
Footing Step	1	EA	\$250.00	\$250	
Perimeter Stem Walls - 14"	341	SF	\$60.00	\$20,430	Assume 14" Wide x 3'-0" High
Stem Wall at Vestibule - 18"	17	SF	\$75.00	\$1,238	Assume 18" Wide x 3'-0" High
Stem Wall at Entry Vestibule - 8"	86	SF	\$48.00	\$4,104	Assume 8" Wide x 3'-0" High
Brick Ledge in Exterior Wall	119	LF	\$20.00	\$2,380	
Stem Wall at Exit Door Stoop - 8"	63	SF	\$48.00	\$3,024	Assume 8" Wide x 3'-0" High
Pilasters in Exterior Stem Walls - 5 Ea.	13	VF	\$250.00	\$3,338	
Pilasters at Vestibule Entry - 6 Ea.	18	VF	\$250.00	\$4,500	
Piers at Exterior Columns - 5 Ea.	30	VF	\$350.00	\$10,500	Assume 6' high
Piers at Vestibule Columns - 4 Ea.	12	VF	\$350.00	\$4,200	Assume 3' high
Install Anchor Bolts in Footings	14	SETS	\$75.00	\$1,050	
Grout Column Base Plates	14	EA	\$65.00	\$910	
Dampproofing on Foundation Walls	569	SF	\$3.50	\$1,990	
Foundation Insulation/Prot. Board	295	SF	\$5.00	\$1,475	Assume 2" insulation
Foundation Drain Piping / Cleanouts					Assume none
Void Form Under Exit Door Stoop	66	SF	\$10.00	\$664	
Structural Slab at Exit Door Stoop	80	SF	\$30.00	\$2,400	Colored concrete
Vapor Barrier Under Slab	4314	SF	\$1.00	\$4,314	
Floor Slab on Grade	4314	SF	\$12.00	\$51,767	Assume 5" depth
Thickened Edges	29	LF	\$30.00	\$870	
Infill / Replace Floor Slabs					
Recess in Slab at Removed Mat	95	SF	\$5.00	\$473	
In Existing Vestibule	11	SF	\$30.00	\$328	At removed CMU walls
In Corner of Teen Room	9	SF	\$30.00	\$270	At removed roof drain piping
Floor Slab in Office / Corridor	104	SF	\$15.00	\$1,560	For sewer line crossing
In Corner of Existing Offices	4	SF	\$30.00	\$120	At removed snowmelt piping
Concrete Weather Protection	1	LS	\$10,000.00	\$10,000	
Misc. Concrete Equipment	1	LS	\$10,000.00	\$10,000	For General Contractor
New Addition Exterior Walls					
Layout for Exterior Walls	1	LS	\$1,500.00	\$1,500	
Exterior Metal Stud Walls - 6"	1353	SF	\$16.00	\$21,641	Incl. gyp sheathing/drywall on interior
Closure Wall at Roof Step Wall	139	SF	\$20.00	\$2,773	At Teen Room sloped roof
Rigid Insulation on Exterior Walls - 3"	1132	SF	\$6.00	\$6,791	
Spray Air Barrier on Exterior Walls	1132	SF	\$5.50	\$6,225	
Spray Applied Flashings	1	LS	\$2,500.00	\$2,500	
Split-Faced CMU Veneer Wainscot	433	SF	\$28.00	\$12,126	
Split-Faced CMU on Column Bases	235	SF	\$28.00	\$6,577	
Precast Concrete Water Table	118	LF	\$65.00	\$7,670	
Precast Caps at Column Bases	9	EA	\$200.00	\$1,800	
Hardiboard Siding on Exterior Walls	928	SF	\$30.00	\$27,851	Including trim and decorative pieces
Metal Stud Framing at Ext. Columns	143	SF	\$20.00	\$2,868	
Hardiboard Siding on Ext. Columns	143	SF	\$50.00	\$7,170	Including trim pieces
Plywood Behind Hardie Siding	1072	SF	\$5.00	\$5,359	
Exp. Joint Covers at Existing Building	21	VF	\$75.00	\$1,575	
Weather Protection for Masonry	786	SF	\$2.00	\$1,572	
Joint Sealants and Caulking	1	LS	\$10,000.00	\$10,000	Including site concrete joints
Roof Structure and Roofing					
Tube Steel Columns for Roof Support	244	VF	\$50.00	\$12,215	
X and K Bracing / Moment Frames	1	LS	\$10,000.00	\$10,000	
Extend Gabled Teen Center Roof to the East Wall					

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Ridge Beam	57	LF	\$65.00	\$3,705	
Eave Beams	113	LF	\$65.00	\$7,345	
Roof Beams	78	LF	\$65.00	\$5,070	
Tube Steel Beams Below Roof Bms	54	LF	\$100.00	\$5,400	
Tube Steel Posts for Gable Support	15	VF	\$100.00	\$1,500	
Bent Plate at Roof Ridge	57	LF	\$50.00	\$2,850	
Roof Deck Edge Angle	139	LF	\$55.00	\$7,626	
Acoustic Roof Deck - 3"	17	SQS	\$1,250.00	\$21,747	
Rubber Closures at Roof Deck Cells	130	LF	\$10.00	\$1,300	
Blocking at Roof Perimeter	710	BF	\$5.00	\$3,549	
Plywood at Fascia	187	SF	\$7.50	\$1,404	
Brakemetal Flashing on Fascia	139	LF	\$50.00	\$6,933	
Drip and Rake Trim on Fascia	139	LF	\$15.00	\$2,080	
Roof Deck Insulation - 6" Polyiso	1450	SF	\$7.25	\$10,511	
Nailable Cover Board on Roof Insul.	1450	SF	\$5.00	\$7,249	
Ice and Water Shield Underlayment	1450	SF	\$3.50	\$5,074	
Heavy Duty Asphalt Shinlges	1450	SF	\$3.50	\$5,074	
Roof Expansion Joint	26	LF	\$50.00	\$1,300	At joint between old and new roofs
Framing for Soffits at Eaves	411	SF	\$20.00	\$8,220	
Hardiboard Soffits on Stud Framing	411	SF	\$20.00	\$8,220	
Soffit Expansion Joint Covers	3	LF	\$50.00	\$150	
Flat Roofs at Each Side of Teen Center					Assume 12' to top of roof - 9' ceilings
Roof Edge and Center Beams	367	LF	\$65.00	\$23,855	
Roof Beams	514	LF	\$60.00	\$30,840	
Roof Deck Edge Angle	323	LF	\$55.00	\$17,783	
Retrofit Deck Edge Angle on Exist.	145	LF	\$65.00	\$9,425	At cut edge of existing roofs
Roof Opening Frames	6	EA	\$3,500.00	\$21,000	
Standard Roof Deck on Flat Roof	38	SQS	\$750.00	\$28,273	
Rubber Closures at Roof Deck Cells	118	LF	\$10.00	\$1,180	
Roof Hatches	2	EA	\$3,500.00	\$7,000	
Roof Ladders	24	VF	\$150.00	\$3,600	
Rem. Shingles/Insul. at Overframes	695	SF	\$3.00	\$2,085	To overframe flat roof section
Metal Stud Overframing	648	SF	\$20.00	\$12,950	Assume 2' high x 7'-6" overframing
Standard Roof Deck on Overframing	8	SQS	\$750.00	\$5,828	
Roof Deck Edge Angle on Framing	206	LF	\$55.00	\$11,330	
Blocking at Roof Perimeter	881	BF	\$5.00	\$4,406	On overframing over existing roof
Roof Deck Insulation - 6" Polyiso	648	SF	\$7.25	\$4,694	
Cover Board on Roof Insul.	648	SF	\$2.00	\$1,295	
Ice & Water Shield Underlayment	285	SF	\$5.00	\$1,425	At joint with existing sloped roof
Valley Flashing Under Old Shingles	95	LF	\$20.00	\$1,900	
Membrane Roofing with Flashings	648	SF	\$25.00	\$16,188	
Counterflashing at Roof Steps	129	LF	\$20.00	\$2,580	
Blocking at Roof Perimeter	797	BF	\$5.00	\$3,984	On new addition roof
Blocking at Existing Roof	86	BF	\$10.00	\$864	
Roof Deck Insulation - 6" Polyiso	2620	SF	\$7.25	\$18,992	
Cover Board on Roof Insul.	2620	SF	\$2.00	\$5,239	
Membrane Roofing with Flashings	2620	SF	\$25.00	\$65,491	
Roof Expansion Joint	143	LF	\$50.00	\$7,150	At joint between old and new roofs
Mansard Roofs at Edges of Flat Roofs					
Metal Stud Mansard Trusses	90	EA	\$250.00	\$22,500	Assume 3' high x 5' deep mansards
Standard Roof Deck on Mansards	19	SQS	\$750.00	\$14,238	
Roof Deck Edge Angle on Mansards	248	LF	\$55.00	\$13,640	
Rigid Wall Insulation on Back - 3"	339	SF	\$6.00	\$2,034	
Roof Deck Insulation - 6" Polyiso	1243	SF	\$7.25	\$9,012	
Cover Board on Wall Insulation	339	SF	\$2.00	\$678	
Nailable Cover Board on Slope Ins.	1243	SF	\$5.00	\$6,215	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Ice & Water Shield at Overframes	1	LS	\$1,500.00	\$1,500	
Membrane Flashing on Backside	528	SF	\$5.00	\$2,639	
Heavy Duty Asphalt Shinlges	1243	SF	\$6.50	\$8,080	On sloped portion of mansard
Blocking at Cap Flashing	490	BF	\$7.50	\$3,677	
Cap Flashing on Parapet	113	LF	\$30.00	\$3,405	
Flashing on Existing Sloped Roof	33	LF	\$50.00	\$1,650	At tie-in to new mansard
Counterflashing on Sloped Roof	33	LF	\$50.00	\$1,650	At tie-in to new mansard
Blocking at Roof Perimeter	570	BF	\$5.00	\$2,851	
Plywood at Fascia	305	SF	\$7.50	\$2,288	
Brakemetal Flashing on Fascia	94	LF	\$50.00	\$4,700	
Drip and Rake Trim on Fascia	94	LF	\$15.00	\$1,410	
Gutters on Eaves	94	LF	\$20.00	\$1,880	
Downspouts - 4 Ea.	40	VF	\$20.00	\$800	
Framing for Soffits at Eaves				w/Trusses	
Hardiboard Soffits on Stud Framing	409	SF	\$20.00	\$8,181	
Repair Gutter Where Cut at N. Side	1	LS	\$100.00	\$100	
Reinstall Salvaged Downspout	1	EA	\$100.00	\$100	
Splashblock at Downspout	1	EA	\$150.00	\$150	North side only
Roof Expansion Joint	19	LF	\$50.00	\$950	At joint between old and new roofs
Repair Shingles at Mansard Tie-ins	1	LS	\$1,200.00	\$1,200	
Extend East of Lobby A102 and New Entry Vestibule					
Parallam Wood Framing					
Columns - 12" x 12"	51	LF	\$125.00	\$6,415	
Beams - 7" x 16"	141	LF	\$125.00	\$17,585	
Fasteners/Connecting Hardware	1	LS	\$5,000.00	\$5,000	
Hoisting Equipment	1	LS	\$7,500.00	\$7,500	
Acoustic Roof Deck - 3"	9	SQS	\$1,350.00	\$12,665	
Roof Deck Edge Angle	94	LF	\$55.00	\$5,161	
Retrofit Deck Edge Angle on Exist.	20	LF	\$65.00	\$1,300	At cut edge of existing roof
Blocking at Roof Perimeter	404	BF	\$5.00	\$2,020	
Plywood at Fascia	158	SF	\$7.50	\$1,188	
Brakemetal Flashing on Fascia	60	LF	\$50.00	\$3,000	
Drip and Rake Trim on Fascia	60	LF	\$15.00	\$900	
Gutter on Eave	36	LF	\$20.00	\$720	
Downspout - 1 Ea.	10	VF	\$20.00	\$200	
Roof Deck Insulation - 6" Polyiso	782	SF	\$7.25	\$5,668	
Nailable Cover Board on Roof Insul.	782	SF	\$5.00	\$3,909	
Ice & Water Shield Underlayment	782	SF	\$3.50	\$2,736	
Heavy Duty Asphalt Shinlges	782	SF	\$6.50	\$5,082	
Flashing and Counterflashing	32	LF	\$40.00	\$1,280	
Roof Expansion Joint	24	LF	\$50.00	\$1,200	At joint between old and new roofs
Framing for Soffits at Eaves	239	SF	\$20.00	\$4,781	
Hardiboard Soffits on Stud Framing	239	SF	\$20.00	\$4,781	
Soffit Expansion Joint Covers	4	LF	\$50.00	\$200	
Misc. Closures and Flashings	1	LS	\$1,500.00	\$1,500	
Doors, Windows, Storefront, and Hardware					
Exterior Storefront and Interior Storefront					
Punched Windows in North/East	238	SF	\$90.00	\$21,433	Assume Type A windows - 7 Ea.
Punched Window at Office Area	65	SF	\$90.00	\$5,852	Assume Type B window - 1 Ea.
North Side of Entry Vestibule	118	SF	\$90.00	\$10,639	Assume full height - no wainscot
Entry Vestibule - Exterior Wall	278	SF	\$125.00	\$34,701	Assume full height - no wainscot
Entry Vestibule - Interior Wall	217	SF	\$75.00	\$16,252	Assume full height - no wainscot
Private Office Walls - 5 Ea.	253	SF	\$75.00	\$18,990	Assume 6'-4" wide by 8'-0" high
Storefront Doors w/Panic Hardware	4	EA	\$7,500.00	\$30,000	
Power Door Operators w/Buttons	2	EA	\$6,500.00	\$13,000	
Interior Doors / Frames / Hardware					

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Double Door at Columbine - 6' x 7'	1	EA	\$6,500.00	\$6,500	Includes frames/leaves/hardware/paint
Single Doors/Frames/Hardware	12	EA	\$4,000.00	\$48,000	Wood or hollow metal
Overhead Door at Meeting Space	1	EA	\$8,000.00	\$8,000	Assume 8' x 8' aluminum with glass
Overhed Door Operator	1	EA	\$2,500.00	\$2,500	
Misc. Access Doors	1	LS	\$500.00	\$500	
Roller Shades on Exterior Windows	303	SF	\$12.00	\$3,638	Manual blackout shades
Interior Finishes in New Addition and Existing Spaces					
New Finishes in Senior Center	1360	SF	\$30.00	\$40,800	Allowance for minor finish modifications
Interior Metal Stud / Drywall Walls					
Frame Door Opening at Columbine	1	EA	\$500.00	\$500	
Infill Openings at Rem. Windows	252	SF	\$20.00	\$5,049	
Infill Opening at Rem. OH Door	56	SF	\$20.00	\$1,120	
Frame New OH Door Opening	1	EA	\$750.00	\$750	
Furring on Existing Building Walls	1140	SF	\$10.00	\$11,400	
Furring on Existing Vestibule Walls	316	SF	\$12.00	\$3,792	
Between Columbine and Offices	526	SF	\$16.00	\$8,415	
New Columbine Room	564	SF	\$16.00	\$9,024	
New Meeting Space (Teen Room)	398	SF	\$16.00	\$6,364	
New Breakout Room	443	SF	\$16.00	\$7,089	
Existing Office Space	741	SF	\$16.00	\$11,858	
New Office Space	1935	SF	\$16.00	\$30,958	
Furring at Plumbing Wall	168	SF	\$12.00	\$2,016	At new restrooms
Furring at Pipe Chases	60	SF	\$12.00	\$720	
Drywall Ceilings in Restrooms	95	SF	\$16.00	\$1,512	
Acoustical Tile Ceilings					
New Columbine Room	1584	SF	\$7.50	\$11,880	
New Meeting Space (Teen Room)	596	SF	\$7.50	\$4,470	
New Breakout Room	372	SF	\$7.50	\$2,790	
Existing Office Space	1000	SF	\$7.50	\$7,500	
New Office Space	1590	SF	\$7.50	\$11,925	
Replace Ceiling in Hall A107	32	SF	\$15.00	\$480	Removed for plumbing access
Wall Expansion Joint Covers	60	LF	\$75.00	\$4,500	
Ceiling Expansion Joint Covers	141	LF	\$75.00	\$10,575	
Wood Trim					
Chair Rail at Removed Windows	18	LF	\$25.00	\$450	At existing Senior Center
Wood Sills and Aprons at Windows	99	LF	\$20.00	\$1,980	Stained wood trim
Cabinets and Casework					
New Breakout Room					
Base Cabinets	30	LF	\$300.00	\$9,000	
Countertop	14	LF	\$150.00	\$2,100	
Wall Cabinets	7	LF	\$250.00	\$1,750	
Island in Center of Room	8	LF	\$500.00	\$4,000	
Existing Office Area					
Base Cabinets	34	LF	\$300.00	\$10,200	Including under work counter
Countertop	16	LF	\$150.00	\$2,400	
Wall Cabinets / Mail Slots	15	LF	\$500.00	\$7,500	
Work Counter in Center of Room	9	LF	\$250.00	\$2,250	
New Office Area					
Base Cabinets	12	LF	\$300.00	\$3,600	
Countertop	14	LF	\$150.00	\$2,100	
Wall Cabinets	13	LF	\$250.00	\$3,250	
Tile Flooring and Wall Tile					
Floor Preparation	672	SF	\$1.00	\$672	
Moisture Testing	1	LS	\$500.00	\$500	
Moisture Sealer	672	SF	\$5.00	\$3,360	
Crack Isolation Membrane	672	SF	\$5.50	\$3,693	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Tile at Lobby Expansion	577	SF	\$50.00	\$28,850	Where removed and at new area
Tile at Main Corridor Crossing	33	SF	\$50.00	\$1,650	Where removed for sewer crossing
Floor Tile in Restrooms	95	SF	\$20.00	\$1,890	
Wall Tile in Restrooms	495	SF	\$25.00	\$12,375	
Carpet Tile Flooring					
Floor Preparation	5199	SF	\$1.00	\$5,199	
Moisture Testing	1	LS	\$1,500.00	\$1,500	
Moisture Sealer	5199	SF	\$5.00	\$25,995	
Walkoff Carpet in Vestibule	25	SY	\$100.00	\$2,493	
New and Existing Spaces	617	SY	\$42.00	\$25,911	
Rubber Base	1259	LF	\$3.00	\$3,777	
Painting					
Exposed Structure in Lobby	966	SF	\$3.50	\$3,381	
Exposed Conduit on Lobby Walls	1	LS	\$750.00	\$750	
Drywall Walls	12051	SF	\$1.50	\$18,077	
Drywall Ceilings	95	SF	\$2.00	\$189	
Corner Guards on Drywall Partitions	9	EA	\$250.00	\$2,250	
Toilet Accessories					
Electric Hand Dryers	2	EA	\$800.00	\$1,600	
Paper Towel Dispensers	2	EA	150.00	\$300	
Soap Dispensers	2	EA	125.00	\$250	
Toilet Tissue Dispensers	2	EA	150.00	\$300	
Sanitary Napkin Disposals	2	EA	125.00	\$250	
Grab Bars - 18"	2	EA	65.00	\$130	
Grab Bars - 36"	2	EA	75.00	\$150	
Grab Bars - 42"	2	EA	85.00	\$170	
Wall Mirrors Above Vanities	2	EA	250.00	\$500	
Specialty Items					
Reinstall Dedication Plaque	1	EA	150.00	\$150	
Reinstall Pin Mounted Letters	19	EA	\$100.00	\$1,900	Above new vestibule entry doors
Misc. Specialty Items	1	LS	2,500.00	\$2,500	Fire ext., signs, etc.
Residential Appliances in Breakout Room					
Refrigerator w/Freezer & Icemaker	1	EA	2,100.00	\$2,100	
Built-in Dishwasher	1	EA	1,500.00	\$1,500	
Microwave	1	EA	1,050.00	\$1,050	
Fire Sprinklers					
Sprinklers in Lobby Expansion and New Vestibule					
Connect To Existing 3" Main	1	EA	1,500.00	1,500	From existing 3" line in Lobby
New 3" Main to New Addition	50	LF	50.00	2,500	
Heads in New Corridor / Vestibule	6	EA	1,500.00	9,000	Including piping from main
Extend Sprinkler Main to New Addition					
Connect To Existing 4" Main	1	EA	1,500.00	1,500	In Corridor A102
New 3" Main to New Addition	50	LF	50.00	2,500	
Modify Heads in Existing Spaces	2956	SF	2.00	5,912	
Sprinklers in New Spaces	3546	SF	5.00	17,730	
Fire Watch During Shutdowns	2	DAY	1,500.00	3,000	
Plumbing					
Remove Existing Roof Drain Vertical Piping					
Disconnect Roof Drain Piping	3	LOCS	\$150.00	450	
Remove Vertical Roof Drain Piping	24	VF	\$25.00	600	in Teen Room
Remove / Salvage Wall Spitter	1	EA	\$100.00	100	
Remove Grade Cleanout/UG Piping	1	LS	\$1,000.00	1,000	
New Roof Drain Piping					
New Drain Piping and Insulation	224	LF	\$80.00	17,920	
New Roof Drains	4	EA	\$800.00	3,200	Primary and secondary
Connect to Existing Drain Piping	2	EA	\$300.00	600	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
New UG Piping and Connection	1	LS	\$2,500.00	2,500	
New Grade Cleanout	1	LS	\$800.00	800	
Reinstall Salvaged Wall Spitter	1	EA	\$300.00	300	
Splash Block at Salvaged Spitter	1	EA	\$150.00	150	
New Break Room and Restrooms					
Underground Sewer Main	90	LF	\$100.00	9,000	Including excavation and backfill
Connect Sewer Piping to Existing	1	EA	\$750.00	750	
Cleanouts	4	EA	\$1,200.00	4,800	
Vent Piping Through Roof	30	LF	\$50.00	1,500	
Water Piping to New Fixtures	477	LF	\$60.00	28,620	Includes hot, cold, and recirculating lines
Connect Water Piping to Existing	3	EA	\$1,000.00	3,000	Includes isolation valves
Paint Water Piping in Playground	3	EA	\$1,000.00	3,000	
Rough-ins for New Fixtures					
Water Closets - Floor Mounted	2	EA	1,000.00	2,000	
Wall Mounted Lavatories	2	EA	1,650.00	3,300	Including wall carriers
Countertop Sink in Break Room	1	EA	1,150.00	1,150	
New Fixtures / Faucets					
Water Closets - Floor Mounted	2	EA	1,050.00	2,100	Including flush valves
Wall Mount Lavatories/Faucets	2	EA	1,200.00	2,400	
Double Compartment Sink	1	EA	1,850.00	1,850	
Garbage Disposal in Break Room	1	EA	850.00	850	
Thermostatic Mixing Valves	3	EA	650.00	1,950	
Dishwasher Connection	1	EA	150.00	150	
Refrigerator Ice Maker Box	1	EA	150.00	150	
System Flushing and Checkout	1	LS	2,500.00	2,500	
Natural Gas Piping					Assume Not Required Assume electric rooftop units
HVAC					
Removals and Relocations					
Rem. Cab. Unit Heater in Vestibule	1	EA	500.00	500	
Relocate Diffusers/Ducts in A130	1360	SF	2.50	3,400	Existing Senior Center
New Diffusers/Ducts in Teen Room	596	SF	30.00	17,880	
Relocate Diffusers/Ducts in Offices	1000	SF	40.00	40,000	Existing office space
Rooftop Units for New Addition	2	EA	25,000.00	50,000	Includes roof curb, etc.
Ductwork in New Additon	3546	SF	40.00	141,840	Includes VAV boxes, returns, etc.
Cabinet Unit Heater in New Vestibule	1	EA	5,000.00	5,000	
Restroom Exhaust Fan and Ductwork	1	EA	10,000.00	10,000	Includes roof curb, ductwork, grilles, etc.
Break Room Exhaust Fan / Ductwork	1	EA	8,000.00	8,000	Includes roof curb, ductwork, grilles, etc.
Relocate Snowmelt System at East Entry					
Remove Existing Snowmelt Piping	500	SF	2.00	1,000	
Relocate Snowmelt Manifold	1	EA	1,800.00	1,800	In underground box in new addition
Rel. Snowmelt Supply/Ret. Piping	140	LF	75.00	10,500	To north and east of new addition
Drain/Connect/Refill Exist. System	1	LS	2,000.00	2,000	
Insul. for New Snowmelt Piping-2"	137	SF	5.00	683	
Wire Mesh for Piping Support	137	SF	2.50	341	
New Snowmelt Tubing	452	LF	10.00	4,521	
Testing and Balancing	6502	SF	5.00	32,510	
Temperature Controls	6502	SF	7.55	49,090	
System Startup and Testing	1	LS	5,000.00	5,000	
Paint Rooftop Equipment	1	LS	1,500.00	1,500	
Electrical					
Disconnect Power					
Door Operators	2	EA	\$250.00	500	
Door Operator Pushbuttons	4	EA	\$50.00	200	
Cabinet Unit Heater in Vestibule	1	EA	\$250.00	250	
Removals					
Remove Existing Wall Receptacle	1	EA	\$150.00	150	At exterior of east wall

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Remove Existing Card Reader	1	EA	\$150.00	150	At exterior east entry doorwall
Wall Outlet in East Wall	1	EA	\$500.00	500	Extend existing circuit
Support Light Fixtures at Sr. Center	24	EA	\$50.00	1,200	To allow removal of grid ceiling
Remove Light Fixtures in A133	10	EA	\$150.00	1,500	Teen Center
Remove Light Fixtures in Offices	27	EA	\$150.00	4,050	
Support Can Fixtures in A107/A112	1	EA	\$50.00	50	To allow removal of grid ceiling
Remove Exit Light Fixture in A102	1	EA	\$150.00	150	
Salvage Pendant Fixtures in Vest.	2	EA	\$150.00	300	Wall washer fixtures in vestibule
Salvage Wall Fixture at Entry Door	1	EA	\$150.00	150	Above exterior entry door
Salvage Wall Fixtures at Sign Band	3	EA	\$150.00	450	On beam above exterior entry door
Salvage Recessed Ground Fixtures	2	EA	\$250.00	500	Beside columns at exterior entry door
Salvage Security Camera on Gable	1	EA	\$150.00	150	At peak of exterior gable
Remove Fire Alarm Annunciator	1	EA	\$500.00	500	
Modify Existing Power / Lighting / Special Systems					
Senior Center	1360	SF	\$5.00	6,800	
New Meeting Space (Teen Room)	596	SF	\$30.00	\$17,880	
Existing Office Space	1000	SF	\$25.00	\$25,000	
New Pendants in Extended Lobby	2	EA	\$5,000.00	\$10,000	Including extending conduit and wire
Wall Washers in Extended Lobby	4	EA	\$1,000.00	\$4,000	Including extending conduit and wire
New Wall Sconces in Lobby	4	EA	\$1,500.00	\$6,000	Including extending conduit and wire
New Electrical					
Remove Ceiling Tile in A112	21	SF	\$2.00	42	For new conduits
Extend Power and Lighting Feeds					From existing panels in A124
Modify / Add to Panels	3	EA	\$500.00	1,500	In Electrical Room A124
New Circuit Breakers in Panels	3	EA	\$500.00	1,500	
Conduit and Wire to Addition	75	LF	\$30.00	2,250	
Replace Ceiling Tile in A112	21	SF	\$3.00	63	Removed for new conduits
Power Distribution in Addition	3546	SF	\$7.50	26,595	
Lighting in Addition	3546	SF	\$16.00	56,736	
Exit Lights at New Vestibule	2	EA	\$1,000.00	2,000	
Reinstall Salvaged Items					
Wall Outlet in East Wall	1	EA	\$750.00	750	Extend existing circuit
Card Reader at New Entry Doors	1	EA	\$750.00	750	Extend existing circuit
Lay-in Light Fixtures at Sr. Center	24	EA	\$200.00	4,800	Reuse wiring - relocate fixtures
Can Light Fixtures in A107 and A112	2	EA	\$150.00	300	At removed ceiling tile
Pendant Fixtures in New Vestibule	2	EA	\$1,000.00	2,000	Extend existing circuit
Wall Fixture at Entry Door	1	EA	\$750.00	750	Extend existing circuit
Wall Fixtures at Sign Band	3	EA	\$500.00	1,500	Extend existing circuit
Recessed Ground Fixtures	2	EA	\$1,000.00	2,000	Extend existing circuit
Grounding / Dist. / Power Monitoring	3546	SF	10.00	35,460	Connect to existing system
Rough-in for Low Voltage Wiring	3546	SF	\$3.00	\$10,638	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Equipment Connections					
Overhead Door Operator/Controls	1	EA	1,500.00	\$1,500	
Garbage Disposal in Break Room	1	EA	250.00	250	
Door Operators and Pushbuttons	2	EA	1,500.00	\$3,000	Extend from existing circuit
Electric Hand Dryers	2	EA	500.00	\$1,000	
Rooftop Units for New Addition	2	EA	5,000.00	10,000	
Cabinet Unit Heater in Vestibule	1	EA	1,500.00	1,500	Extend existing circuit
Restroom Exhaust Fan	1	EA	1,500.00	1,500	
Break Room Exhaust Fan	1	EA	1,500.00	1,500	
HVAC Connections (VAVs, etc.)	5142	SF	5.00	\$25,710	
Fire Alarm					Extend from existing fire alarm panel
New Annunciator Panel	1	EA	\$5,000.00	\$5,000	
Fire Alarm in New Addition	3546	SF	\$5.00	\$17,730	
Tele/Data Structured Cabling	5142	SF	\$3.00	\$15,426	
Access Control and Security	966	SF	\$10.00	\$9,660	Includes new lobby and vestibule
First Responder Amplification System	3546	SF	\$2.00	\$7,092	Connect to existing system
Subtotal of Senior Space and Staff Offices Addition				\$2,758,995	

REMODEL RACQUETBALL COURT INTO SPINNING AND FITNESS AREAS

Selective Demolition on Existing Building

Remove Loose Furnishings / Equipment					<i>By Owner</i>
Layout for Demolition	1	LS	\$500.00	\$500	
Barricades at Corridor/Running Track	1	LS	\$1,000.00	\$1,000	
Miscellaneous Dust Partitions	1	LS	\$500.00	\$500	
Removals in Existing Racquetball Court					
Protect Corridor Carpet	140	SF	\$5.00	\$700	Install and remove
Rubber Base at Sides of Opening	1	LS	\$25.00	\$25	
Court Door and Hardware	1	EA	\$500.00	\$500	
Glass Brace Panels	4	EA	\$1,500.00	\$6,000	
Glass Wall Panels	299	SF	\$25.00	\$7,475	
Wood Flooring	800	SF	\$5.00	\$4,000	
Ceiling Panels and Hangers	800	SF	\$10.00	\$8,000	
Wall Panels on East / North Walls	1200	SF	\$5.00	\$6,000	
Wall Panels on South Wall	800	SF	\$5.00	\$4,000	
Cut Openings in Drywall at Columns	2	EA	\$150.00	\$300	In south wall
Metal Studs/Drywall at West Wall	168	SF	\$5.00	\$840	To structure above

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Removals for Relocation of Ductwork					
Protect Carpet in Aerobics Storage	64	SF	\$5.00	\$320	At access panel - Install and remove Assume 2' x 2' openings - 5 Ea.
Cut Openings in East CMU Wall for Ductwork					
Sawcut CMU for Lintels	30	LF	\$30.00	\$900	
Steel Lintel Angles	30	LF	\$65.00	\$1,950	
Sawcut CMU at Jambs	20	LF	\$50.00	\$1,000	
Remove CMU and Reinforcing	20	SF	\$15.00	\$300	
Clean up Debris and Spills	5	EA	\$50.00	\$250	
Repairs at Removed Racquetball Court					
Clean Adhesive/Fasteners on Floor	800	SF	\$1.00	\$800	
Patch CMU at Removed Wall Panels	1227	SF	\$2.00	\$2,453	
Repair Base of Wall at Roof Step	21	LF	\$30.00	\$630	
Patch Openings in Drywall at Beams	2	EA	\$250.00	\$500	
Patch Drywall at Rem. Wall Panels	427	SF	\$5.00	\$2,133	
Replace Carpet at Rem. Wall Braces	4	EA	\$125.00	\$500	
Removals at Lobby Bridge for Expanded Second Floor					
Protect Corridor Carpet	152	SF	\$5.00	\$760	Install and remove
Protect Track Poured Flooring	88	SF	\$5.00	\$440	Install and remove
Cut/Salvage Guardrail and Channel	15	LF	\$200.00	\$3,000	
Grind Existing Angle / Channel	30	LF	\$20.00	\$600	To allow new installation
Dumpsters for Building Demolition	1	EA	\$500.00	\$500	
High Lift / Mat'l Handling Equipment	1	MO	\$5,000.00	\$5,000	
Clean Ductwork in Affected Areas	1	LS	\$1,500.00	\$1,500	
Expanded Second Floor Structure					
Ventilation Fans for Welding/Cutting	1	LS	\$10,000.00	\$10,000	Ventilate through high window?
Beam Connections to Exist. Building	14	EA	\$500.00	\$7,000	On CMU walls and steel columns
Girders From CMU to Steel Columns	40	LF	\$100.00	\$4,000	
Floor Beams From East to West	280	LF	\$60.00	\$16,800	Assume 4' on center
Ledge Angle on North CMU Wall	56	LF	\$90.00	\$5,040	
Floor Deck Edge Angle	154	LF	\$75.00	\$11,513	
Standard Floor Deck	14	SQS	\$1,000.00	\$13,697	
Headed Anchor Studs on Beams	180	EA	\$10.00	\$1,800	
Concrete Floor Slab on Deck	1141	SF	\$20.00	\$22,828	Assume 6" depth
Reinstall Guardrail and Channel	15	LF	\$250.00	\$3,750	At south edge of new floor slab
Misc. Closures	1	LS	\$500.00	\$500	
Interior Finishes in Spaces					
Rubber Flooring in Spinning Studio					
Floor Preparation	830	SF	\$1.00	\$830	
Moisture Testing	1	LS	\$500.00	\$500	
Moisture Sealer	830	SF	\$5.00	\$4,150	
Rubber Flooring	830	SF	\$16.00	\$13,281	
Rubber Base	105	LF	\$4.00	\$420	
Transition Strip at Carpet	21	LF	\$12.00	\$252	
Rubber Flooring on Upper Level Floor					
Floor Preparation	1141	SF	\$1.00	\$1,141	
Moisture Testing	1	LS	\$500.00	\$500	
Moisture Sealer	1141	SF	\$5.00	\$5,707	
Rubber Flooring	1141	SF	\$16.00	\$18,263	
Rubber Base	124	LF	\$4.00	\$494	
Transition Strip at Existing	15	LF	\$12.00	\$180	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Painting					
Exposed Structure at Ceilings	2305	SF	\$3.50	\$8,068	
CMU Walls in Renovated Spaces	2309	SF	\$3.50	\$8,083	
Drywall Walls	1075	SF	\$1.50	\$1,613	
Corner Guards on Drywall Partitions	2	EA	\$250.00	\$500	
Specialty Items					
Misc. Specialty Items	1	LS	1,500.00	\$1,500	Fire ext., signs, etc.
Fire Sprinklers					
Remove Exist. Sprinklers Above Court	800	SF	2.50	2,000	
New Sprinklers at Lower Level	1,141	SF	5.00	5,707	
New Sprinklers at Upper Level	800	SF	5.00	4,000	
Fire Watch During Shutdowns	2	DAY	1,500.00	3,000	
HVAC					
Removals and Relocations					
Rem. Transfer/Return/Supply Grilles	6	EA	250.00	1,500	
Cut Ducts Above Removed Court	3	EA	150.00	450	
Rem. Ducts Above Removed Court	60	LF	10.00	600	
New Ducts Above Removed Court	30	LF	50.00	1,500	
Connect Ducts to Existing	3	EA	250.00	750	
New Return Grilles in East Wall	6	EA	250.00	1,500	Assume 2' x 2' openings
New Ductwork in Lower Level					
Tap Existing Supply Duct"	1	EA	500.00	500	
Extend Duct to New Space	8	LF	75.00	600	
Ductwork in New Space	1141	SF	30.00	34,242	Includes VAV boxes, returns, etc.
New Ductwork in Upper Level					
Tap Existing Supply Duct"	1	EA	500.00	500	
Extend Duct to New Space	8	LF	75.00	600	
Ductwork in New Space	1141	SF	30.00	34,242	Includes VAV boxes, returns, etc.
Testing and Balancing	3083	SF	5.00	15,414	Includes existing racquetball court
Temperature Controls	3083	SF	7.55	23,275	Includes existing racquetball court
System Startup and Testing	1	LS	5,000.00	5,000	
Electrical					
Removals and Relocations					
Remove Lights in Racquetball Court	10	EA	\$150.00	1,500	
Remove Existing Ceiling Speaker	1	EA	\$150.00	150	At existing court
Salvage Pendant Fixtures in Corr.	2	EA	\$500.00	1,000	
Rem. Wall Washer Fixtures in Corr.	2	EA	\$350.00	700	
Exit Light in Corridor	1	EA	\$150.00	150	
New Electrical					
Extend Power and Lighting Feeds					From existing panels in B116
Modify / Add to Panels	3	EA	\$500.00	1,500	In Electrical Room B116
New Circuit Breakers in Panels	3	EA	\$500.00	1,500	
Conduit and Wire to Spaces	210	LF	\$30.00	6,300	
Paint Elec. Conduits in Corridor	1	LS	\$1,500.00	1,500	
Power Distribution in New Spaces	2283	SF	\$7.50	17,121	
Lighting in New Spaces	2283	SF	\$16.00	36,525	
Reinstall Salvaged Items					
Reinstall Salvaged Pendant Light	1	EA	\$1,500.00	1,500	Extend existing circuit
Exit Light in Corridor	1	EA	\$1,000.00	1,000	Extend existing circuit
Rough-in for Low Voltage Wiring	2283	SF	\$3.00	\$6,848	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Equipment Connections					
HVAC Connections (VAVs, etc.)	2283	SF	5.00	\$11,414	
Fire Alarm in New Spaces	2283	SF	\$5.00	\$11,414	Extend from existing fire alarm panel
Tele/Data Structured Cabling	2283	SF	\$3.00	\$6,848	
Public Address in New Spaces	2283	SF	\$3.00	\$6,848	
Access Control and Security	2283	SF	\$2.50	\$5,707	Includes new lobby door to patio
First Responder Amplification System				N/A	Assume existing system will suffice
Subtotal of Racquetball Court Renovation				\$480,694	
EXPAND AND REMODEL EXISTING STAFF OFFICES AND CONTROL DESK					
Selective Demolition on Existing Building					
Layout for Demolition	1	LS	\$1,500.00	\$1,500	
Barricades in Corridor	1	EA	\$1,500.00	\$1,500	
Miscellaneous Dust Partitions	1	LS	\$1,000.00	\$1,000	At window/wall openings
Temporary Check-in Facilities	1	ALLOW	\$25,000.00	\$25,000	
Remove Control Desk and Overhead Framework					
Office Equipment/Furnishings/IT/Communcations, Etc.				By Owner	
Doors to Control Desk	2	EA	\$150.00	\$300	
Merchandise Display Behind Desk	1	LS	\$150.00	\$150	
Full Height Cabinets Behind Desk	12	LF	\$50.00	\$600	
Control Desk Counters / Casework	55	LF	\$100.00	\$5,500	
Pin Mounted Letters Above Desk	28	EA	\$50.00	\$1,400	
Parallam Beams Above Desk	8	EA	\$250.00	\$2,000	
Parallam Hangers and Supports	1	LS	\$1,500.00	\$1,500	
Remove Interior Finishes					Including for fitness equipment move
Protect Corridor Flooring to Remain	488	SF	\$5.00	\$2,440	Install and remove
Rubber Base	357	LF	\$0.25	\$89	
Carpet	272	SF	\$1.00	\$272	
Linoleum	449	SF	\$2.00	\$897	
Vinyl Composition Tile	158	SF	\$2.50	\$395	
Rubber Flooring in Lobby	650	SF	\$2.00	\$1,300	
Lobby Tile Flooring	1783	SF	\$2.50	\$4,458	
Remove Adhesive / Grout	3312	SF	\$0.75	\$2,484	
Laundry Equipment				By Owner	
Time Clock in Staff Break Room	1	EA	\$50.00	\$50	Salvage for reuse
Lockers in Staff Break Room	10	EA	\$50.00	\$500	Salvage for reuse
Microwave/Refrig. in Staff Break				By Owner	
Built-in Dishwasher	1	EA	\$150.00	\$150	
Wall Cabinets in Staff Break Room	11	LF	\$30.00	\$330	
Countertops/Supports in Break	28	LF	\$20.00	\$560	
Base Cabinets in Staff Break Room	11	LF	\$30.00	\$330	
Countertops/Supports in Staff	17	LF	\$20.00	\$340	
Countertops/Supports in Laundry	19	LF	\$20.00	\$380	
Acoustical Tile Ceilings	1256	SF	\$1.50	\$1,884	
Drywall Soffit Above Desk	170	SF	\$5.00	\$850	
Bulkhead Wall Above Desk	257	SF	\$3.50	\$899	
Drywall Partitions Walls in Offices	551	SF	\$3.50	\$1,930	
Guardrail in Lobby	69	LF	\$20.00	\$1,380	
Grind Posts in Floor for New Tile	1	LS	\$650.00	\$650	
Remove Existing Doors / Frames / Hardware in CMU Walls					
Protect Existing Carpet in B141	32	SF	\$5.00	\$160	Install and remove
Remove Door Leaves / Hardware	4	EA	\$100.00	\$400	
Grouted HM Frames in CMU	3	EA	\$300.00	\$900	
Glazing in Sidelite	6	SF	\$25.00	\$160	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Grouted Frame With Sidelight	1	EA	\$500.00	\$500	
Floor Slab Removals and Replacements					
Cut Slab at Floor Drain/Drain Lines	42	LF	\$10.00	\$420	
Remove Slab at Drains	28	SF	\$20.00	\$560	For UG drain piping removal
Cut Slab at New Electrical Lines	32	LF	\$10.00	\$320	
Remove Slab at Electrical Lines	20	SF	\$20.00	\$400	For UG drain conduit to control desk
Cut Slab at New Wall Footing	29	LF	\$10.00	\$287	
Remove Slab at New Wall Footing	21	SF	\$20.00	\$413	For new CMU wall at north side of Lobby
Cut Slab at Door Opening Mods	27	LF	\$10.00	\$266	
Remove Slab at Opening Mods	9	SF	\$20.00	\$178	To allow moving door openings
Dumpsters for Building Demolition	5	EA	\$500.00	\$2,500	
High Lift / Mat'l Handling Equipment	2	MO	\$5,000.00	\$10,000	
Clean Ductwork in Affected Areas	1	LS	\$2,500.00	\$2,500	
Foundation and Floor Slab for New Addition					
Excavation and Backfill for Foundations					
Interior Wall Footing	7	LF	\$50.00	\$350	
Scarify and Recompact for Footings	14	SF	\$10.00	\$137	
Footing at New CMU Wall in Lobby	14	SF	\$50.00	\$683	Assume 2' wide and 12" deep
Replace Floor Slabs	66	SF	\$30.00	\$1,987	
Masonry Modifications					
CMU Wall at North Side of Lobby - 8"	150	SF	\$28.00	\$4,210	Including reinforcing
CMU Infill at Removed Door	27	SF	\$40.00	\$1,066	At new Aquatics Office
CMU Infill at Removed Door	27	SF	\$40.00	\$1,066	At Staff Break Room
CMU Infill at Removed Door/Sidelite	35	SF	\$40.00	\$1,412	At Staff Break Room
Partial CMU Infill at Removed Door	13	SF	\$60.00	\$802	At Laundry
Cut New Opening Into Shared Office					Smaller than shown due to existing col.
Sawcut CMU for Lintels	10	LF	\$30.00	\$300	
Steel Lintel Angles	9	LF	\$65.00	\$563	
Sawcut CMU at Jambs	15	LF	\$50.00	\$733	
Remove CMU and Reinforcing	27	SF	\$10.00	\$266	
Clean up Debris and Spills	1	LS	\$100.00	\$100	
Cut New Opening Into Old Laundry					To shift door location to the east
Sawcut CMU for Lintels	6	LF	\$30.00	\$180	
Steel Lintel Angles	12	LF	\$65.00	\$780	
Sawcut CMU at Jamb	8	LF	\$50.00	\$400	
Remove CMU and Reinforcing	15	SF	\$15.00	\$220	
Clean up Debris and Spills	1	LS	\$100.00	\$100	
Closure Angles at Top of Lobby Wall	22	LF	\$75.00	\$1,650	
Misc. Patching and Repairs	1	LS	\$500.00	\$500	
Doors, Windows, Storefront, and Hardware					
Interior Storefront					
North / East Walls of Office Area	497	SF	\$75.00	\$37,279	Assume 8'-8" high
Storefront Doors - No Panics	3	EA	\$6,000.00	\$18,000	
Interior Doors / Frames / Hardware					Wood doors with hollow metal frames
Single Doors in CMU Walls	1	EA	\$4,500.00	\$4,500	Wood or hollow metal
Grout Door Frames	1	EA	\$250.00	\$250	
Single Doors in Drywall Walls	2	EA	\$4,000.00	\$8,000	Wood or hollow metal
Misc. Access Doors	1	LS	\$500.00	\$500	
Interior Finishes in Existing Spaces					
New Finishes in Aquatics Office	164	SF	\$30.00	\$4,920	Allowance for minor finish modifications
Interior Metal Stud / Drywall Walls					
New Partition Walls to Structure	719	SF	\$20.00	\$14,378	
Bulkhead Wall Above Storefront	287	SF	\$25.00	\$7,166	
Misc. Patching and Repairs	1	LS	\$500.00	\$500	
Acoustical Tile Ceilings	1330	SF	\$7.50	\$9,975	
Cabinets and Casework					

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
New Control Desk in Lobby					
Knee Wall/Countertops/Cabs.	60	LF	\$700.00	\$42,000	
Doors at Employee Entries	2	EA	\$750.00	\$1,500	Including hardware
New Work Area					
Base Cabinets	15	LF	\$300.00	\$4,500	
Countertop	15	LF	\$150.00	\$2,250	
Wall Cabinets	15	LF	\$250.00	\$3,750	
New Shared Office Area					
Base Cabinets	11	LF	\$300.00	\$3,300	
Countertop	11	LF	\$150.00	\$1,650	
Wall Cabinets	11	LF	\$250.00	\$2,750	
Tile Flooring					
Floor Preparation	1440	SF	\$1.00	\$1,440	
Moisture Testing	1	LS	\$1,000.00	\$1,000	
Moisture Sealer	1440	SF	\$5.00	\$7,198	
Crack Isolation Membrane	1440	SF	\$5.50	\$7,917	
Tile in Main Corridor	1440	SF	\$40.00	\$57,580	Where removed for new work
Rubber Base on East Wall	53	LF	\$3.00	\$159	
Rubber Flooring at Fitness Equipment					North section only - south has rubber
Floor Preparation	371	SF	\$1.00	\$371	
Moisture Testing	1	LS	\$500.00	\$500	
Moisture Sealer	371	SF	\$5.00	\$1,853	
Carpet Tile	208	SY	\$42.00	\$8,737	
Rubber Base	37	LF	\$3.00	\$111	
Carpet Tile Flooring					
Floor Preparation	1702	SF	\$1.00	\$1,702	
Moisture Testing	1	LS	\$1,500.00	\$1,500	
Moisture Sealer	1702	SF	\$5.00	\$8,510	
Carpet Tile	208	SY	\$42.00	\$8,737	
Rubber Base	320	LF	\$3.00	\$960	
Painting					
Exposed Ledge Angle in Lobby	11	LF	\$30.00	\$330	
CMU Walls	1626	SF	\$2.50	\$4,066	
Drywall Walls	1493	SF	\$1.50	\$2,239	
Corner Guards on Drywall Partitions	3	EA	\$250.00	\$750	
Specialty Items					
Reinstall Time Clock	1	EA	150.00	\$150	
Reinstall Employee Lockers	10	EA	150.00	\$1,500	
Reinstall Pin Mounted Letters	28	EA	\$100.00	\$2,800	Above new control desk
Misc. Specialty Items	1	LS	2,000.00	\$2,000	Fire ext., signs, etc.
Fire Sprinklers					
Modify Heads in Existing Spaces	1256	SF	2.00	2,512	
Fire Watch During Shutdown	1	DAY	1,500.00	1,500	
Plumbing					
Remove Existing Fixtures and Piping					
Disconnect/Remove Sink/Disposal	1	EA	\$150.00	150	In Break Room
Disconnect Refrigerator	1	EA	\$75.00	75	In Break Room
Disconnect Dishwasher	1	EA	\$100.00	100	In Break Room
Disconnect Washer / Wall Box	1	EA	\$75.00	75	In Laundry
Remove and Cap Floor Drain	1	EA	\$150.00	150	In Laundry
Remove and Cap Drains and Vents	4	EA	\$150.00	600	
Cut/Cap/Remove Water Piping	1	LS	\$1,500.00	1,500	
HVAC					
Removals and Relocations					
Cut / Rem. Dryer Exhaust Duct	1	LS	250.00	250	
Remove Dryer Exhaust Fan/Supports	1	EA	150.00	150	In Laundry

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Modify Diffusers/Ducts in Offices	1256	SF	30.00	37,680	
Testing and Balancing	1256	SF	2.50	3,140	
Modify Temperature Controls	1256	SF	5.00	6,280	
Electrical					
Disconnect Power					
Services to Control Desk	1	LS	\$500.00	500	
Time Clock	1	EA	\$150.00	150	
Garbage Disposal	1	EA	\$150.00	150	
Dishwasher	1	EA	\$150.00	150	
Washer / Dryer	2	EA	\$250.00	500	
Exhaust Fan in Laundry	1	EA	\$250.00	250	
Modify Power and Lighting	1256	SF	25.00	31,400	In office areas
Modify Power / Data at Equipment	1	LS	10,000.00	10,000	At fitness equipment in Lobby
Relocate Sound Rack	1	LS	5,000.00	5,000	In Staff Office B142
Reinstall Salvaged Items					
Time Clock	1	EA	\$250.00	250	Extend existing circuit
Rough-in for Low Voltage	1256	SF	\$3.00	\$3,768	
Equipment Connections					
Services to New Control Desk	1	LS	2,500.00	\$2,500	
HVAC Connections (VAVs, etc.)	1256	SF	5.00	\$6,280	
Modify Fire Alarm	1256	SF	\$5.00	\$6,280	
Tele/Data Structured Cabling	1256	SF	\$3.00	\$3,768	
Access Control and Security	1256	SF	\$10.00	\$12,560	Including relocating head-end equipment
First Responder Amplification System				N/A	Assume existing system will suffice
Subtotal of Expand and Remodel Staff Offices and Control Desk				\$527,430	
FINISH ALLOWANCES FOR REMAINDER OF FACILITY					For finish refresh in areas not remodeled
"A" Side Finishes	11000	SF	\$40.00	\$440,000	Not including main east-west corridor
"B" Side Finish Transitions	1	LS	\$220,000.00	\$220,000	
Subtotal of Finish Allowances for Remainder of Facility				\$660,000	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
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CONCEPTUAL ESTIMATE SUMMARY

General Items			\$1,103,500	Supervision, General Conditions, etc.
Add New Meeting Room and Extend Northwest Vestibule			\$1,195,409	
Expand Indoor Playground			\$689,652	
Remodel and Expand Senior Center / Teen Room / Offices			\$2,758,995	
Party Room and Service Addition at Southwest Corner			#REF!	
Remodel Racquetball Court into Spinning and Fitness Areas			\$480,694	
Expand and Remodel Staff Offices and Control Desk			\$527,430	
Finish Allowances for Remainder of Facility			\$660,000	

Subtotal			#REF!	
Indirect Costs - Insurance/Bonds/Permits-5%			#REF!	
Subtotal			#REF!	
General Contractor Overhead and Profit-3.5%			#REF!	
Subtotal			#REF!	
Design and Estimating Contingency-10%			#REF!	
Construction Contingency-5%			#REF!	

Total Estimated Base Construction Cost			#REF!	In 2026 dollars
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Escalation Allowances				
To 2027 - 6%			#REF!	
To mid-point of 2028 - 3%			#REF!	Compounds on 2027 cost

Escalated Total Base Construction Cost			#REF!	To mid-point of 2028
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ASSUMPTIONS

- This estimate is based on the assumption this work will occur as one concurrent project with no phasing. The General Conditions (supervision) in this estimate are based on an assumed duration of 12 months.
- This estimate is based upon 2026 construction costs. If the project start date is after that, an escalation factor of six percent (6%) per year must be added.
- All work (with some exceptions) is to be done during normal business hours, without significant overtime or night work.
- Roof heights for each of the new additions have been assumed as follows:
 - Meeting Space addition at northwest corner - match existing gabled roof
 - Indoor Playground Addition at west side - 10' above finish floor level
 - Senior Center and Staff Office expansion on east side - 12' above finish floor level
 - Party Room and Service Area addition at southwest corner - 12' above finish floor level at Party Room and 10' AFF at Service
- Subgrade preparation has been assumed to be as described in the Geotechnical report for the original facility. This includes six feet of overexcavation and recompaction un der the new addition footprints.
- The addition on the southwest corner of the building will require relocation of the existing natural gas service. This relocation must be performed by Xcel Energy, and the cost of this work is not included in this estimate. Please note that during the relocation period, the facility will be without natural gas service.
- It is unclear if this project will be required to add provisions for electric vehicle charging. This estimate assumes this work will not be required.
- It has been assumed the existing fire alarm system can be modified as necessary to accommodate the new additions, without the need for significant upgrades to the head-end equipment or tpo the system in the balance of the building.
- An allowance of \$25,000 is included to provide a temporary check-in counter of some sort in the Lobby. However, this does not include relocating existing telephone and data equipment to this new location. It is assumed this work will be by the Owner.
- New LED light fixtures have been assumed in all additions and areas of substantial remodel work, but it is assumed that the remaining light fixtures throughout the facility will be left as is. Existing decorative fixtures, such as wall sconces and pendant fixtures in the lobbies and corridors will be reused where possible.
- Costs have been included for providing or relocating low voltage wiring for the various special systems in the building, such as data, communications, audio/visual, etc. It is assumed these systems can be expanded without significant modifications. The cost of equipment for these systems, such as telephone, computers, television monitors, etc. has not been included.
- See the body of the estimate for further assumptions / inclusions / exclusions.

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
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- There were many assumptions required to prepare this cost estimate, some of which may not be correct. To attempt to account for this uncertainty, a contingency of ten percent (10%) has been included.
- Breakouts of the various areas of work provided in this estimate above are for information and convenience only.

EXCLUSIONS

- Architect, engineering, or other professional consultant fees
- Hazardous materials investigation reports, testing, or mitigation
- Field inspections and quality control testing
- Temporary water, electrical, or natural gas consumption during construction--assume these costs will be paid by the Owner
- Planning and Zoning Permits, Fees, and Approvals
- Fees for upgrades and relocation of existing electrical, natural gas, water, telephone, cable TV, and fiber optic services
- Fees for increased sizes for water, sanitary sewer, and/or storm tap and system development fees (if any).
- Builder's Risk Insurance on the existing building (coverage for new work only).
- Removal, storage, and reinstallation of loose furnishings, such as tables, chairs, trash receptacles, fitness equipment, etc.
- Modifications or repairs to the existing parking lots or adjoining walkways, except as required to construct the new work
- Photovoltaic electric generation systems, or provisions for future systems
- Lightning protection system
- Standby electrical generator or fire pump
- Reinstallation or provision of new furniture, fixtures & equipment (FF&E), including fitness equipment

Appendix A-3: Future Expansion Conceptual Construction Cost Estimate

ERIE COMMUNITY CENTER FUTURE EXPANSION AND REMODEL					
ERIE, COLORADO					
CONCEPTUAL CONSTRUCTION COST ESTIMATE					
PREPARED BY DFH CONSULTING					
October 28, 2025					
NOTE: This cost estimate is preliminary, and is based upon the 8/25/2025 Renovation and Addition Concept Plans prepared by SudioCKA and Collab Architecture. It is subject to variation as the details of the design are finalized, as well as timing, market conditions and phasing of the work. It is for construction cost only, and does not include items referred to as "soft costs", such as architectural, engineering, and professional consultant fees; domestic water, sanitary sewer, and storm drainage tap and system development fees (if any); fees for relocation, removal, or upgrading of utility services such as electricity, natural gas, and communications to the facility; field quality control testing; third party commissioning services; Owner's representation and project management services; and removal, reinstallation, or provision of new fixtures, furnishings, and equipment (FF&E).					
ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS

THE FOLLOWING ESTIMATE IS BASED UPON AN ASSUMED CONSTRUCTION START IN THE SPRING OF 2026, WITH A CONSTRUCTION DURATION OF 10 MONTHS.

GENERAL ITEMS					
Staging Area / Temp. Signs	1	LS	\$5,000.00	\$5,000	Use space in lawn east of new addition
General Conditions / Supervision	10	MO	\$70,000.00	\$700,000	
Surveying and Restaking	1	LS	\$50,000.00	\$50,000	
General Contractor Surveying Equip.	10	MO	\$5,500.00	\$55,000	
Certified Improvements Survey	1	LS	\$5,500.00	\$5,500	
Small Tools and Expendables	10	MO	\$1,000.00	\$10,000	
Utility Location Service (Private)	1	LS	\$10,000.00	\$10,000	
Temporary Stairs to Roof	1	EA	\$10,000.00	\$10,000	
Fall Protection at Excavations / Roofs	1	LS	\$10,000.00	\$10,000	
Snow Removal			w/Gen. Conditions		
Daily Cleanup	10	MO	\$5,000.00	\$50,000	
Temporary Encl. / Finishes Protection	1	LS	\$10,000.00	\$10,000	
Temporary Power and Lighting	1	LS	\$15,000.00	\$15,000	
Final Site Cleanup	1	LS	\$5,000.00	\$5,000	
Trash Dumpsters for General Refuse			w/Gen. Conditions		Excludes dumpsters for demolition
Subtotal of General Items				\$935,500	
ADD SECOND GYMNASIUM AND FITNESS ROOM ON EAST SIDE OF EXISTING BUILDING					
Temporary Fencing					
Temporary Chain Link Fence	624	LF	\$7.50	\$4,680	Includes access from Leon Wurl Parkway
Wind Screen in Temporary Fence	624	LF	\$5.00	\$3,120	
Vehicle Gates in Temporary Fence	2	EA	\$500.00	\$1,000	
Pedestrian Gates in Temporary Fence	2	EA	\$250.00	\$500	
Maintain and Relocate Fence	10	MO	\$250.00	\$2,500	
Barricades and Traffic Control	1	LS	\$2,500.00	\$2,500	At gate at Leo Wurl Parkway
Erosion Control					
Perimeter Silt Fence	600	LF	\$3.00	\$1,800	
Erosion Contol at Stockpiles	1	LS	\$2,500.00	\$2,500	
Vehicle Tracking Pad	1	EA	\$2,500.00	\$2,500	
Refresh / Remove Tracking Pad	1	EA	\$1,500.00	\$1,500	
Rock Sacks and Inlet Protection	60	EA	\$50.00	\$3,000	
Sediment Control Logs	500	LF	\$5.00	\$2,500	
Concrete Washout Eco-Pans	1	LS	\$25,000.00	\$25,000	
Erosion Control Inspections	10	MO	\$500.00	\$5,000	
Erosion Control Maintenance	10	MO	\$500.00	\$5,000	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Maintain After Subst. Completion	1	LS	\$5,000.00	\$5,000	
Site Clearing					
Loose Furnishings / Equipment / Furniture				<i>By Owner</i>	
Remove Misc. Signs, Etc.	1	LS	\$150.00	\$150	
Protect Existing items to Remain					
Irrigation Valves / Electrical	1	LS	\$250.00	\$250	
Trees / Shrubs to Remain	5	EA	\$250.00	\$1,250	
Existing Sidewalks to Remain	1728	SF	\$3.50	\$6,048	Install and remove
Disconnect / Cap Irrigation / Controls	1	LS	\$500.00	\$500	
Temp. Irr. Connection-Remaining Sod	1	LS	\$1,500.00	\$1,500	To irrigate sod areas that are to remain
Trees and Stumps					
Mid-Sized Trees	12	EA	\$1,500.00	\$18,000	
Small Trees	4	EA	\$1,000.00	\$4,000	
Large Shrubs	24	EA	\$150.00	\$3,600	
Shrub Beds					
At East Side of Building	2880	SF	\$1.00	\$2,880	
Remove Metal Edger	210	LF	\$1.00	\$210	
Cobble Mulch at Landscape Areas	2880	SF	\$0.50	\$1,440	
Wood Mulch at Tree Rings	311	SF	\$0.50	\$156	
Sod Removals					
Between Shrub Bed and Sidewalk	4949	SF	\$0.50	\$2,475	
East of Sidewalk	15311	SF	\$0.50	\$7,656	Including access drive from Leon Wurl
Remove Site Furnishings					
Climbing/Ropes Area East of Bldg	1	ALLOW	\$5,000.00	\$5,000	No information on this - assumed
Irrigation Piping / Valves / Wiring	23452	SF	\$0.25	\$5,863	
Dumpster for Site Demolition	1	EA	\$450.00	\$450	For miscellaneous items
Remove Existing Site Concrete					
Sawcut Sidewalks at Removals	25	LF	\$5.00	\$125	
Sidewalk at Perimeter of Building	1045	SF	\$2.00	\$2,090	Along east side of existing building
Along East Side of Site	1847	SF	\$2.50	\$4,618	
Remove Site Electrical Items					
Salvage Pedestrian Light Poles	2	EA	\$1,000.00	\$2,000	Along east sidewalk
Remove Light Pole Bases	2	EA	\$350.00	\$700	
Misc. Site Electrical Removals	1	LS	\$500.00	\$500	
Site Preparation and Earthwork					
Strip / Stockpile Topsoil at Sod Areas	248	CY	\$20.00	\$4,953	Assume 4" deep
Overexc/Recompact Under Addition	2835	CY	\$7.50	\$21,260	Assume 6' deep per old Geotech Report
Imported Fill to Raise Grade	100	CY	\$30.00	\$3,000	Assume small amount against building
Rough Grade Site	23452	SF	\$1.00	\$23,452	Including moving low point east
Temporary Access Road / Crane Pad					
Access Road to Site	480	SF	\$1.25	\$600	Assume coming from Leon Wurl Parkway
Temporary Curb Ramp at Parking	16	LF	\$25.00	\$400	Install and remove
Temporary Staging Area	5320	SF	\$1.25	\$6,650	
Temporary Crane Road	3480	SF	\$1.25	\$4,350	
Maintain Temporary Gravel Areas	9280	SF	0.75	\$6,960	
Remove Temporary Gravel Areas	3480	SF	0.50	\$1,740	
Finish Grading					
Building Pad	11398	SF	\$0.50	\$5,699	
Site Concrete Areas	4598	SF	\$0.75	\$3,448	
Landscaped Areas	10421	SF	\$0.50	\$5,211	
Excavate and BF Mow Band	210	LF	\$20.00	\$4,200	
Aggregate Base Under Site Concrete					Assume not required per orig. documents
Spread Topsoil in Sod Areas	140	CY	\$25.00	\$3,491	Assume 6" deep
Export Excess Topsoil	108	CY	\$30.00	\$3,239	
Haul Off Spoils	1	LS	\$2,500.00	\$2,500	
Misc. Earthwork Equipment	4	MO	\$5,000.00	\$20,000	For General Contractor

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Modify Site Utilites					
Relocate Storm Drain Around New Addition					
Pothole to Find Existing Lines	2	EA	\$500.00	\$1,000	At east side of building
Remove Existing Storm Inlets	6	EA	\$1,000.00	\$6,000	East of new addition
Remove Existing Cleanouts	3	EA	\$250.00	\$750	
Cut Existing 10" PVC	2	EA	\$150.00	\$300	
Remove Existing 10" PVC Storm	200	LF	\$35.00	\$7,000	Excluding backfill of trench
Remove Existing 6" PVC Storm	123	LF	\$30.00	\$3,690	Excluding backfill of trench
New Storm Manholes	2	EA	\$9,000.00	\$18,000	North of new addition
New Storm Drain Inlets	3	EA	\$4,500.00	\$13,500	
Storm Drain Piping - 10" PVC	240	LF	\$120.00	\$28,800	
Connection at Existing 10" PVC	1	EA	\$500.00	\$500	
Roof Drain Piping at New Addition					
Pothole to Find Existing Sewer	1	LS	\$500.00	\$500	
Roof Drain Piping - 10" PVC	35	LF	\$120.00	\$4,200	
Connections at Drain Leaders	2	EA	\$500.00	\$1,000	
Extend Foundation Drain Piping Around New Addition					Assume no foundation drain
Site Electrical					
Relocate Pedestrian Poles to New East Sidewalk					
Light Pole Bases	2	EA	\$1,200.00	\$2,400	
Reinstall Salvaged Light Poles	2	EA	\$3,500.00	\$7,000	Including new wiring
Electric Vehicle Charging Stations					Assume none
Wiring for Future Charging Stations					Assume none
Misc. Site Electrical Items	1	LS	\$1,500.00	\$1,500	
Site Concrete Replacement					
Scarify and Recompact Subgrades	4598	SF	\$1.00	\$4,598	
Aggregate Base Under Walks / Paving					None Indicated
Sidewalks - 6" Thick					
Along East Side of New Addition	1233	SF	\$12.00	\$14,800	
Along North Side of New Addition	729	SF	\$12.00	\$8,752	
New East Sidewalk	2635	SF	\$12.00	\$31,620	
Mow Band at Edge of Planting Bed	210	LF	\$25.00	\$5,250	
Repair Const. Damage to Existing	1	LS	\$5,000.00	\$5,000	
Concrete Weather Protection	1	LS	\$5,000.00	\$5,000	
Perimeter Fencing and Gates					Assume not required
Site Signage					
New Miscellaneous Signs	1	LS	\$500.00	\$500	
Site Furnishings					
Reinstall Salvaged Ropes Course	1	ALLOW	\$25,000.00	\$25,000	No information on this - assumed

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Landscaping and Irrigation					
Connect Irrigation/Controls to Exist.	1	LS	\$1,000.00	\$1,000	
New Trees	14	EA	\$900.00	\$12,600	
Cobble Mulch in Planter Area					At east side of new addition
Irrigation	2880	SF	\$3.00	\$8,640	
Mulch and Weed Barrier	2880	SF	\$8.00	\$23,040	
Plantings	2880	SF	\$5.00	\$14,400	
Allowance for Boulders	1	LS	\$2,500.00	\$2,500	
Replace Sod and Irrigation Where Removed for New Work					
At East Side of Addition	6965	SF	\$0.75	\$5,224	
At Access Drive From Leon Wurl	576	SF	\$1.25	\$720	
Selective Demolition on Existing Building					
Layout for Demolition	1	LS	\$500.00	\$500	
Barricade at Exit Doors	1	LS	\$500.00	\$500	
Miscellaneous Dust Partitions	1	LS	\$500.00	\$500	At window openings
Remove Existing Storefront at Aerobics					
Protect Existing Wood Flooring	64	SF	\$5.00	\$320	Install and remove
Cut and Remove Sill Piece	5	LF	\$25.00	\$125	
Storefront Window in East Wall	53	SF	\$25.00	\$1,323	
Remove Steel Sunshade Above Aerobics Window					On exterior of east wall
Crane for Hoisting	1	DAY	\$2,000.00	\$2,000	
Cut Brace Rod Attachment Points	2	EA	\$250.00	\$500	
Remove Brace Rods	4	EA	\$150.00	\$600	
Rig and Remove Sunshade	1	EA	\$2,500.00	\$2,500	
Cut Attachment Points	1	LS	\$500.00	\$500	
Remove Roofing on Stairwell Sloped Roof					
Counterflashing on Roof Flashing	26	LF	\$5.00	\$130	
Asphalt Shingles / Underlayment	285	SF	\$2.00	\$570	
Remove Rigid Insulation	285	SF	\$2.00	\$570	
Eave and Rake Trim	48	LF	\$2.50	\$120	
Brakemetal Fascia	48	LF	\$5.00	\$239	Per Detail 3/A711
Cut and Remove Stairwell Roof Structure					Overhang portions at eave and gables
Hardiboard Trim Below Soffit	41	LF	\$2.50	\$103	
Hardiboard Soffit and Framing	107	SF	\$5.00	\$535	
Plywood Behind Fascia	120	SF	\$1.00	\$120	
Cut Metal Deck to Remain	38	LF	\$5.00	\$190	
Metal Deck at Overhangs	109	SF	\$2.00	\$218	Eave and gables
Deck Edge Angle	48	LF	\$5.00	\$239	
Cut Extended Joist Ends	6	EA	\$75.00	\$450	
Remove Exterior Finishes From Stairwell Walls					
Sawcut for CMU Veneer Removal	36	LF	\$20.00	\$720	
CMU Veneer on East Stairwell Wall	411	SF	\$3.50	\$1,437	
Rigid Insulation on Stairwell Wall	411	SF	\$1.00	\$411	
Foundation Insulation					<i>Assume Remains</i>
Remove Exit Door and Frame and Cut Opening for New Door					In stairwell - move from east to north
Remove Door in Exit Stairwell					
Door and Hardware	1	EA	\$75.00	\$75	
Grouted Door Frame	1	EA	\$250.00	\$250	
Cut New Door Opening in North Stairwell Wall					
Protect Existing Floor Slab	48	SF	\$5.00	\$240	Install and remove
Cut and Remove Rubber Base	4	LF	\$10.00	\$40	
Sawcut for Lintel in CMU Veneer	5	LF	\$30.00	\$150	
Sawcut for Lintel in CMU Wall	5	LF	\$50.00	\$250	
Lintels in CMU Walls	10	LF	\$75.00	\$750	
Sawcut Jambs in CMU Veneer	16	LF	\$30.00	\$480	
Sawcut Jambs in CMU Wall	16	LF	\$50.00	\$800	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Remove CMU Veneer	24	SF	\$5.00	\$122	
Remove Wall Insulation	24	SF	\$2.00	\$49	
Remove CMU Wall	24	SF	\$7.50	\$183	
Steel Plate Welded to Lintels	4	SF	\$100.00	\$390	
Grout Lintels and Plate	1	LS	\$150.00	\$150	
Paint Lintels and Plate	1	LS	\$150.00	\$150	
Demolition for New Access Hallway to New Aerobics Room					
Remove Finishes in Storage Room B106					
Misc. Dust Partitions	1	LS	\$250.00	\$250	
Protect Existing Carpet	44	SF	\$5.00	\$220	Install and remove
Rubber Base	89	LF	\$1.00	\$89	
Doors and Hardware	2	EA	\$75.00	\$150	Storage Room Door B106A
Knock-Down Door Frame	1	EA	\$75.00	\$75	Storage Room Door B106A
Drywall Furring at East End	109	SF	\$2.50	\$273	
Cut New Door Opening in East End Wall					
Protect Existing Floor Slab	44	SF	\$5.00	\$220	Install and remove
Sawcut for Lintel in CMU Veneer	9	LF	\$30.00	\$270	
Sawcut for Lintel in CMU Wall	9	LF	\$50.00	\$450	
Lintels in CMU Walls	18	LF	\$75.00	\$1,350	
Sawcut Jambs in CMU Veneer	16	LF	\$30.00	\$480	
Sawcut Jambs in CMU Wall	16	LF	\$50.00	\$800	
Remove CMU Veneer	46	SF	\$5.00	\$232	
Remove Wall Insulation	46	SF	\$2.00	\$93	
Remove CMU Wall	46	SF	\$7.50	\$348	
Steel Plate Welded to Lintels	7	SF	\$100.00	\$741	
Grout Lintels and Plate	1	LS	\$150.00	\$150	
Paint Lintels and Plate	1	LS	\$150.00	\$150	
Dumpsters for Building Demolition	2	EA	\$500.00	\$1,000	
High Lift / Mat'l Handling Equipment	1	MO	\$5,000.00	\$5,000	
Modifications to Existing Building					
Existing Stairwell					
Extend CMU Walls to New Struct.	136	SF	\$50.00	\$6,800	At existing stairwell walls
Drill / Grout Dowels in Exist. Walls	26	EA	\$65.00	\$1,690	
Angles at Tops of CMU Walls	83	LF	\$100.00	\$8,300	
Infill CMU Wall at Removed Door	24	SF	\$50.00	\$1,220	At existing stairwell walls
Drill / Grout Dowels in Exist. Walls	10	EA	\$65.00	\$650	
Replace Rubber Base in Stairwell	6	LF	\$5.00	\$30	
Patch CMU at Removed Veneer	362	SF	\$5.00	\$1,810	At east stairwell wall
Paint Existing / Infilled CMU Walls	828	SF	\$3.00	\$2,483	
Existing Aerobics East Wall					
Infill CMU at Removed Window	25	SF	\$50.00	\$1,228	In existing Aerobics Room - 12" CMU
Drill / Grout Dowels in Exist. Walls	4	EA	\$65.00	\$260	
Infill Rigid Insul. at Rem. Window	25	SF	\$10.00	\$246	At existing Aerobics Room
Infill CMU Veneer at Rem. Window	25	SF	\$50.00	\$1,228	At existing Aerobics Room - 8" CMU
Paint Existing / Infilled CMU Wall	269	SF	\$3.00	\$807	East wall of existing Aerobics
New Corridor to New Aerobics Room					
Repair Framing at HM Frame	16	VF	\$25.00	\$400	At removed hollow metal Door B106A
Bulkhead Wall at Return Duct	50	SF	\$20.00	\$1,008	At portion in removed HVAC chase
Soffit Below Return Duct	39	SF	\$20.00	\$775	At portion in removed HVAC chase
Furring Around Exist. Return Duct	57	SF	\$20.00	\$1,136	
Furring Around Exist. Audio Racks	143	SF	\$20.00	\$2,868	
Ceiling / Wall Access Doors	4	EA	\$250.00	\$1,000	For access to audio racks and ductwork
Foundations and Floor Slab for New Addition					
Excavation and Backfill for Foundations					
Perimeter Foundations	313	LF	\$50.00	\$15,667	
Door Stoop Foundations	54	LF	\$50.00	\$2,700	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Hand Work at Existing Building	1	LS	\$250.00	\$250	
Interior Pad Footing	1	EA	\$350.00	\$350	
Interior Foundations	160	LF	\$40.00	\$6,380	
Scarify and Recompact for Footings	1808	SF	\$1.50	\$2,712	
Scarify / Recompact for Slabs	10904	SF	\$1.50	\$16,356	
Underslab Gravel for Slabs	202	CY	\$125.00	\$25,240	Assume 6" deep
Perimeter Footings at Addition					
Gymnasium - 4' wide and 12" deep	711	SF	\$35.00	\$24,896	
Fitness - 3' wide and 12" deep	363	SF	\$35.00	\$12,705	
Interior Footings at Gymnasium	595	SF	\$35.00	\$20,838	Assume 4' wide and 12" deep
Interior Footings at Return Duct	21	SF	\$35.00	\$747	Assume 2' wide and 12" deep
Pad Footing at Interior Column	9	SF	\$40.00	\$360	Assume 3' x 3' x 12" deep
Footings at Door Stoops	108	SF	\$50.00	\$5,400	
Footing Steps	5	EA	\$250.00	\$1,250	
Perimeter Stem Walls - 20"	706	SF	\$72.00	\$50,860	Assume 20" Wide x 2'-4" High
Stem Walls at Exit Door Stoops - 8"	91	SF	\$48.00	\$4,362	Assume 8" Wide x 2'-4 High
Pilaster in Exterior Stem Wall	2	VF	\$250.00	\$583	In new Fitness south wall
Install Anchor Bolts in Footings/Walls	10	SETS	\$75.00	\$750	
Grout Column Base Plates	10	EA	\$65.00	\$650	
Dampproofing on Foundation Walls	1102	SF	\$3.50	\$3,856	
Foundation Insulation/Prot. Board	613	SF	\$4.00	\$2,453	Assume 2" insulation
Foundation Drain Piping / Cleanouts					Assume none
Void Form Under Exit Door Stoops	95	SF	\$10.00	\$952	
Structural Slabs at Exit Door Stoops	120	SF	\$30.00	\$3,600	Colored concrete
Vapor Barrier Under Slab	10904	SF	\$1.00	\$10,904	
Floor Slab on Grade	10904	SF	\$12.00	\$130,845	Assume 5" depth
Thickened Edges	173	LF	\$30.00	\$5,180	
Concrete Weather Protection	1	LS	\$25,000.00	\$25,000	
Misc. Concrete Equipment	1	LS	\$10,000.00	\$10,000	For General Contractor
New Addition Exterior and Interior Walls					
Layout for Walls	1	LS	\$1,500.00	\$1,500	
Gymnasium Walls - 12"	9803	SF	\$34.00	\$333,309	Including reinforcing
Columns at Exit Stairwell	60	VF	\$50.00	\$3,000	At either side of existing stairwell
Beam at Above Existing Exit Stairwell	25	LF	\$75.00	\$1,875	Above existing stairwell wall
Columns at Window Opng in S. Wall	40	VF	\$50.00	\$2,000	At wall between new Fitness and Gym
Beam at Window Opening in S. Wall	58	LF	\$75.00	\$4,350	At wall between new Fitness and Gym
Soap Insides of Beam at Window	58	LF	\$40.00	\$2,320	
Angles at Tops of CMU Walls	160	LF	\$75.00	\$12,000	At tops of interior partition walls
Fitness Walls - 12"	2722	SF	\$34.00	\$92,546	Including reinforcing
Return Air Duct Chase in Aerobics - 8"	181	SF	\$28.00	\$5,079	Including reinforcing
Embeds for Steel Sunsheads	10	EA	\$500.00	\$5,000	Tube steel embeds per 3/A710
Scupper Openings	2	EA	\$750.00	\$1,500	Including sheet metal flashing
Columns at Fitness Windows	30	VF	\$50.00	\$1,500	At wall between new Fitness and Gym
Beam at Aerobics Walls	36	LF	\$75.00	\$2,700	At wall between new Fitness and Gym
Soap Insides of Fitness Beam	36	LF	\$40.00	\$1,440	
Embeds at Joist Bearings	56	EA	\$250.00	\$14,000	
Shore Bond Beams at CMU Openings	139	LF	100.00	\$13,864	
Piers for Temporary Wind Bracing	17	EA	350.00	\$5,950	Install and remove
Temporary Wind Braces	17	EA	350.00	\$5,950	
Rigid Insulation on Exterior Walls - 3"	12363	SF	\$6.00	\$74,178	
Spray Air Barrier on Exterior Walls	12363	SF	\$5.50	\$67,997	
Spray Applied Flashings	1	LS	\$7,500.00	\$7,500	
Split-Faced CMU Veneer - 8"	12254	SF	\$28.00	\$343,112	
Precast Concrete Water Table	324	LF	\$65.00	\$21,050	
Ledge Angle Above Fitness Roof	78	LF	\$75.00	\$5,850	
Reinstall Salvaged Steel Sunshades on Aerobics Walls					

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Crane to Install Sunshades	1	DAY	\$2,000.00	\$2,000	
Modify Sunshade Structures	2	EA	\$2,500.00	\$5,000	
Rig and Reinstall Sunshades	2	EA	\$3,500.00	\$7,000	
Install Salvaged Brace Rods	8	EA	\$1,000.00	\$8,000	
Field Paint Sunshade/Rods/Embeds	2	EA	\$1,500.00	\$3,000	
Exp. Joint Covers at Existing Building	303	VF	\$75.00	\$22,725	
Weather Protection for Masonry	37628	SF	\$2.00	\$75,256	
Joint Sealants and Caulking	1	LS	\$25,000.00	\$25,000	Including site concrete joints
Roof Structure and Roofing					
Tube Steel Column for Roof Support	17	VF	\$50.00	\$850	At west wall of new Fitness
Roof Beams Above Fitness	766	LF	\$75.00	\$57,450	
Ledge Angle on East Fitness Roof	38	LF	\$75.00	\$2,850	
Longspan Joists at Gymnasium	702	LF	\$130.00	\$91,260	
Ledge Angles on Gymnasium Roof	156	LF	\$75.00	\$11,700	
Struts at North/South End of Gym	80	LF	\$60.00	\$4,800	
Tube Steel Beams at Skylight Opening	168	LF	\$80.00	\$13,440	
Roof Opening Frames	4	EA	\$3,500.00	\$14,000	
Roof Deck Edge Angle	754	LF	\$55.00	\$41,470	
Acoustic Roof Deck in Gymnasium	81	SQS	\$1,250.00	\$100,908	
Standard Roof Deck in Fitness	35	SQS	\$750.00	\$26,298	
Supports for Basketball Goals	6	EA	\$2,500.00	\$15,000	
Metal Stud Framing at Skylight	336	SF	\$20.00	\$6,720	
Roof Access Door	1	EA	\$3,500.00	\$3,500	
Roof Ladder	17	VF	\$150.00	\$2,550	In Storage north of Fitness
Blocking at Roof Perimeter	3257	BF	\$5.00	\$16,286	
Blocking at Skylight Perimeter	726	BF	\$5.00	\$3,629	
Blocking at Cap Flashing	823	BF	\$7.50	\$6,175	
Plywood at Cap Flashing	1301	SF	\$7.50	\$9,756	
Insulation Inside Cap Blocking	572	SF	\$2.50	\$1,429	
Cap Flashing on Parapet - 25" Wide	381	LF	\$60.00	\$22,870	With long sides
Counterflashing on Flat Roofs	222	LF	\$30.00	\$6,660	At tie-in to new wall
Roof Deck Insulation - 6" Polyiso.	9649	SF	\$7.25	\$69,957	
Cover Board on Roof Insul.	9649	SF	\$2.00	\$19,298	
Membrane Roofing/Flashings at Gym	6727	SF	\$30.00	\$201,817	
Membrane Flashing at Parapets	1514	SF	\$5.00	\$7,570	At backside of parapets
Membrane Roofing/Flashings-Fitness	2922	SF	\$35.00	\$102,269	Including precast pavers at HVAC units
Membrane Flashing at Parapets	1190	SF	\$5.00	\$5,950	At backside of parapets
Roof Expansion Joint	146	LF	\$50.00	\$7,300	At joint between old and new roofs
Misc. Closures and Flashings	1	LS	\$2,500.00	\$2,500	
Doors, Windows, Storefront, and Hardware					
Exterior Storefront and Interior Storefront					
Spandrel Glass in Gym Windows	348	SF	\$80.00	\$27,840	East wall - change from vision to spandrel
Punched Windows in Gymnasium	576	SF	\$90.00	\$51,840	In east wall - assume 12 ea. at 6' x 8'
Punched Window in Exist. Aerobics	28	SF	\$90.00	\$2,552	In east wall at reduced opening
South Wall of Gymnasium	513	SF	\$90.00	\$46,170	Between Gymnasium and Fitness
East Wall of Fitness	320	SF	\$90.00	\$28,755	
South Wall of Fitness	13	SF	\$90.00	\$1,139	
Double Frame in Fitness Corridor	1	EA	\$900.00	\$900	At end of Storage Room conv.to corridor
Double Frame in Fitness	1	EA	\$900.00	\$900	In south wall
Storefront Doors w/Panic Hardware	4	EA	\$7,500.00	\$30,000	
Hollow Metal Doors and Frames					Includes frames/leaves/hardware/paint
Double Doors at Gym Exits - 6' x 7'	2	EA	\$6,500.00	\$13,000	In east wall of new Gymnasium
Double Doors - Exit Corridor - 6' x 7'	2	EA	\$6,500.00	\$13,000	In new exit corridor out north side
Double Door at Storage - 6' x 7'	1	EA	\$6,500.00	\$6,500	In new Gymnasium Storage Room
Single Door at Exit Stairwell	1	EA	\$4,000.00	\$4,000	At relocated exit path from stairwell
Kalwall Skylight Above Gymnasium	969	SF	\$120.00	\$116,288	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Mirrors on South Wall of Fitness	301	SF	\$50.00	\$15,026	With holes for ballet barres
Interior Finishes in New Addition					
Interior Metal Stud Walls					
Bulkhead Wall in Fitness at Perim.	1582	SF	\$20.00	\$31,640	
Furring on Ext. Wall at Roof Drain	20	SF	\$16.00	\$320	
Repair Drywall Ceiling in Corr. B106	476	SF	\$2.00	\$953	At removed light fixtures
Drywall Soffit in Fitness	527	SF	\$16.00	\$8,425	
Light Cove at Soffit Edge in Fitness	222	LF	\$30.00	\$6,660	
Acoustical Tile Ceilings					
New Ceiling in Hall B106A	523	SF	\$20.00	\$10,469	Upgraded or wood-look ceiling
New Fitness Room	2574	SF	\$7.50	\$19,305	
Ceiling Expansion Joint Covers	43	LF	\$75.00	\$3,225	
Wood Sills and Aprons at Windows				Assume None	Stained wood trim in new Fitness
Ballet Barres at Mirrors	92	LF	\$50.00	\$4,600	Including supporting brackets
Bench with Cubbies	30	LF	\$300.00	\$9,000	
Carpet Tile Flooring					
Floor Preparation	539	SF	\$2.00	\$1,078	
Moisture Testing	1	LS	\$350.00	\$350	
Moisture Sealer	539	SF	\$5.00	\$2,695	
New Corridor B106	66	SY	\$45.00	\$2,965	
Ruber Flooring in Fitness					
Floor Preparation	2922	SF	\$2.00	\$5,844	
Moisture Testing	1	LS	\$350.00	\$350	
Moisture Sealer	2922	SF	\$5.00	\$14,610	
New Corridor B106	2922	SF	\$16.00	\$46,752	
Sealer in Exit Corridor and Storage	693	SF	\$3.00	\$2,079	
Rubber Base	425	LF	\$5.00	\$2,125	
Wood Sports Floor in New Gym.	6600	SF	\$32.00	\$211,211	Including vented base and game lines
Painting					
Exposed Structure in Gymnasium	6727	SF	\$3.50	\$23,545	Including exit corridor and storage

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Exposed CMU Walls					
Gymnasium	12017	SF	\$2.50	\$30,043	Including exit corridor and storage
Fitness	411	SF	\$2.50	\$1,028	
Drywall Walls	3455	SF	\$1.50	\$5,182	
Drywall Ceilings	749	SF	\$2.00	\$1,497	
Specialty Items					
Corner Guards on Drywall Partitions	9	EA	\$250.00	\$2,250	
Roller Shades in Fitness	332	SF	\$12.00	\$3,986	Manual blackout shades
Misc. Specialty Items	1	LS	2,500.00	\$2,500	Fire ext., signs, etc.
Athletic Equipment					
Basketball Scoreboards	2	EA	10,000.00	\$20,000	
Basketball Goals	2	EA	12,500.00	\$25,000	Electrically operated fold-iup
Wall Padding at Basketball Backstops	256	SF	17.00	4,352	
Volleyball Net Pole Sleeves	3	SETS	400.00	1,200	
Volleyball Nets and Balls				w/FF&E	
Fire Sprinklers					
Extend Sprinkler Main to Addition					From exist. 3" line in new Corridor B106
Cut Into Existing 3" Main	1	EA	1,500.00	1,500	
New 3" Main to New Addition	50	LF	50.00	2,500	
Core Drill Existing Wall	1	EA	250.00	250	
New Head in Old Duct Chase	1	EA	1,000.00	1,000	
Sprinklers in Gymnasium	12017	SF	\$4.50	\$54,078	Including exit corridor and storage
Sprinklers in Fitness	2922	SF	\$5.00	\$14,610	
Fire Watch During Shutdown	1	DAY	1,500.00	1,500	
Plumbing					
Add Overflow Roof Drain System to Existing Gym Roof					Replace existing overflow scuppers
Selective Demolition					
Remove Roofing at Roof Drains	2	EA	\$500.00	1,000	
Cut Running Track Flooring	1	EA	\$150.00	150	
Cut Gym Flooring at Pipe Chase	1	EA	\$250.00	250	To allow for larger pipe chase
Protect Floor Coverings	64	SF	\$3.50	224	Install and remove
Remove CMU Pipe Chase	52	SF	\$10.00	524	At first level of Gym up to running track
Remove Roof Scuppers	2	EA	\$150.00	300	
Core Drill Pipe Penetrations-12"	2	EA	\$350.00	700	
Modifications to Existing Structure					
Roof Opening Frames at Drains	2	EA	\$3,500.00	7,000	To reinforce deck at drain openings
Floor Opening Frame at Leader	1	EA	\$3,000.00	3,000	To reinforce deck at floor opening
New CMU Pipe Chase	71	SF	\$50.00	3,527	
Closure Angles at Pipe Chase	1	LS	\$1,500.00	1,500	
Blocking at Roof Drains	2	EA	\$500.00	1,000	
Repair Roofing at Roof Drains	2	EA	\$2,500.00	5,000	Including new sloped insulation
Close Roof Scupper Openings	2	EA	\$250.00	500	
Paint Floor / Roof Deck Frames	3	EA	\$500.00	1,500	
Paint New CMU Pipe Chase	273	SF	\$3.50	957	
Reinstall Vented Base in Gym	1	LS	\$500.00	500	
Roof Drains and Piping					
Roof Drains - 8"	2	EA	\$1,600.00	3,200	
North Section - 10" Cast Iron	55	LF	\$150.00	8,250	
10" Fittings	3	EA	\$1,000.00	3,000	
10" Discharge Nozzle- North Wall	1	EA	\$2,000.00	2,000	
Pipe Insulation - 10"	55	LF	\$60.00	3,300	
South Section - 8" Cast Iron	70	LF	\$120.00	8,400	
8" Fittings	3	EA	\$750.00	2,250	
Pipe Insulation - 8"	70	LF	\$50.00	3,500	
Extend Roof Drain Piping Through New Fitness Area					
Selective Demolition					

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Protect Wood Floor in Aerobics	32	SF	\$3.50	112	Install and remove
Remove Acoustic Ceiling	1	LS	\$75.00	75	For access to piping above
Remove Wood Base	3	LF	\$10.00	30	
Remove Drywall Pipe Chase	30	SF	\$10.00	300	At first level of Gym up to running track
Cut Roof Drain Leader at Floor	1	EA	\$250.00	250	
Remove Roof Drain Leader - 8"	15	LF	\$50.00	750	Vertical section inside pipe chase
Chip Out Floor at Roof Drain	1	EA	\$100.00	100	
Core Drill Pipe Penetration-10"	1	EA	\$300.00	300	
Modifications to Existing Structure					
Concrete Fill in Drain Line	1	LS	\$500.00	500	In abandoned underground portion
Patch Concrete Floor at Drain	1	LS	\$150.00	150	
Repair CMU at Removed. Chase	1	LS	\$250.00	250	
Repair Drywall at Rem. Chase	1	LS	\$500.00	500	Soffit at perimeter light cove
Repair Wood Flooring at Chase	1	LS	\$500.00	500	
Reinstall Wood Base	1	LS	\$250.00	250	
Paint CMU at Rem. Pipe Chase	200	SF	\$3.50	700	
Paint Drywall at Removed Chase	1	LS	\$500.00	500	
Reinstall Acoustical Ceiling	1	LS	\$150.00	150	Removed for access
Roof Drains and Piping					
Deck Reinforcing Plate at Drain	1	EA	\$250.00	250	
Roof Drain in New Fitness - 5"	1	EA	\$750.00	750	
New Drain Piping - 10" Cast Iron	125	LF	\$150.00	18,750	
10" Fittings	6	EA	\$1,000.00	6,000	
Grade Cleanout Outside Building	1	EA	\$1,500.00	1,500	
Excavate / BF UG Portion	1	LS	\$1,500.00	1,500	
Pipe Insulation - 10"	115	LF	\$60.00	6,900	
Vertical Sub - 5" Cast Iron	5	LF	\$100.00	500	
5" Fittings	2	EA	\$750.00	1,500	
Pipe Insulation - 5"	5	LF	\$50.00	250	
New Roof Drain System in New Gym Roof					
Modifications to New Structure					
Roof Opening Frames at Drains	2	EA	\$3,500.00	7,000	To reinforce deck at drain openings
New CMU Pipe Chase	157	SF	\$30.00	4,695	
Closure Angles at Pipe Chase	1	LS	\$1,500.00	1,500	
Blocking at Roof Drains	2	EA	\$500.00	1,000	
Roof Drains and Piping					
Roof Drains - 8"	2	EA	\$1,600.00	3,200	
North Section - 10" Cast Iron	65	LF	\$150.00	9,750	
10" Fittings	3	EA	\$1,000.00	3,000	
10" Discharge Nozzle- North Wall	1	EA	\$2,000.00	2,000	
Grade Cleanout Outside Building	1	EA	\$1,500.00	1,500	
Excavate / BF UG Portion	1	LS	\$1,500.00	1,500	
Pipe Insulation - 10"	55	LF	\$60.00	3,300	
South Section - 8" Cast Iron	70	LF	\$120.00	8,400	
8" Fittings	3	EA	\$750.00	2,250	
Pipe Insulation - 8"	70	LF	\$50.00	3,500	
New Overflow Roof Drain System in New Gym Roof					
Selective Demolition					
Core Drill Pipe Penetration-12"	1	EA	\$350.00	350	
Roof Drains and Piping					
Roof Opening Frames at Drains	2	EA	\$3,500.00	7,000	To reinforce deck at drain openings
Roof Drains - 8"	2	EA	\$1,600.00	3,200	
North Section - 10" Cast Iron	55	LF	\$150.00	8,250	
10" Fittings	3	EA	\$1,000.00	3,000	
10" Discharge Nozzle- North Wall	1	EA	\$2,000.00	2,000	
Pipe Insulation - 10"	55	LF	\$60.00	3,300	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
South Section - 8" Cast Iron	70	LF	\$120.00	8,400	
8" Fittings	3	EA	\$750.00	2,250	
Pipe Insulation - 8"	70	LF	\$50.00	3,500	
Relocate Hose Bib on East Fitness Wall	1	LS	\$5,500.00	5,500	
HVAC					
Removals and Relocations					
Modify Ductwork in Existing Chase	1	LS	5,000.00	5,000	To improve clearance for new corridor
Add Supply/Return Ducts in Hall B106	523	SF	20.00	10,469	
Transfer Fans - Audio Rack Enclosures	2	EA	\$2,500.00	5,000	
HVAC Equipment / Ductwork in Gym	12017	SF	\$60.00	\$721,036	Including exit corridor and storage
HVAC Equip. / Ductwork in Fitness	2922	SF	\$80.00	\$233,758	
Testing and Balancing	14939	SF	2.00	29,878	
Temperature Controls	14939	SF	5.00	74,696	
System Startup and Testing	1	LS	15,000.00	15,000	
Electrical					
Removals					
Remove Existing Wall Receptacle	1	EA	\$150.00	150	On east wall of Gymnasium
Remove Strip Light Fixtures in B106	5	EA	\$150.00	750	To allow new grid ceiling
Remove Exit Light Fixtures in Gym	2	EA	\$150.00	300	In stairwell and Gymnasium
Salvage Exterior Wall Fixtures	3	EA	\$150.00	450	Above exterior entry doors
Salvage Security Camera	1	EA	\$150.00	150	At east side
New Electrical					
Extend Power and Lighting Feeds				From existing panels in B116	
New Circuit Breakers in Panels	3	EA	\$500.00	1,500	
Conduit and Wire to Addition	540	LF	\$30.00	16,200	
Paint Electrical Conduits in Corridor	255	LF	\$10.00	2,550	Exposed on structure
Power Distribution in Addition	14939	SF	\$5.00	74,696	
Lighting in Addition	14939	SF	\$16.00	239,028	
Relocate Existing Exit Light	1	EA	\$500.00	500	In stairwell
Exit Lights at New Addition	5	EA	\$1,000.00	5,000	
Reinstall Salvaged Items					
Wall Fixtures at Entry Doors	3	EA	\$1,000.00	3,000	Extend existing circuit
Grounding / Dist. / Power Monitoring	14939	SF	10.00	149,392	Connect to existing system
Rough-in for Low Voltage Wiring	14939	SF	\$3.00	\$44,818	
Equipment Connections					
Scoreboards and Controls	2	EA	3,500.00	\$7,000	
Basketball Goals and Controls	2	EA	3,500.00	\$7,000	
Fitness Equipment Connections	2922	SF	10.00	\$29,220	
HVAC Connections (VAVs, etc.)	14,939	SF	2.50	\$37,348	Including RTUs, VAV boxes, etc.

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
Fire Alarm					Extend from existing fire alarm panel
Modify Annunciator Panel	1	EA	\$5,000.00	\$5,000	
Fire Alarm in New Addition	14939	SF	\$5.00	\$74,696	
Audio/Visual Systems	14939	SF	\$10.00	\$149,392	PA system in Gym / music in Fitness
Tele/Data Structured Cabling	14939	SF	\$3.00	\$44,818	Cabling only - excludes equipment cost
Access Control and Security	14939	SF	\$5.00	\$74,696	
First Responder Amplification System	14939	SF	\$2.00	\$29,878	Connect to existing system
Subtotal of Second Gym and Fitness Addition				\$6,266,083	

ITEM DESCRIPTION	QUANT.	UOM	UNIT COST	TOTAL COST	COMMENTS / ASSUMPTIONS
CONCEPTUAL ESTIMATE SUMMARY					
General Items				\$935,500	Supervision, General Conditions, etc.
Add New Second Gymnasium and Fitness Room				\$6,266,083	
Subtotal				\$7,201,583	
Indirect Costs - Insurance/Bonds/Permits-5%				\$360,079	
Subtotal				\$7,561,662	
General Contractor Overhead and Profit-3.5%				\$264,658	
Subtotal				\$7,826,321	
Design and Estimating Contingency-10%				\$782,632	
Construction Contingency-5%				\$391,316	
Total Estimated Base Construction Cost				\$9,000,269	In 2026 dollars
Escalation Allowances					
To 2027 - 6%				\$540,016	
To mid-point of 2028 - 3%				\$286,209	Compounds on 2027 cost
Escalated Total Base Construction Cost				\$9,826,493	To mid-point of 2028

ASSUMPTIONS

- This estimate is based on the assumption this work will occur as one concurrent project with no phasing. The General Conditions (supervision) in this estimate are based on an assumed duration of 10 months.
- This estimate is based upon 2026 construction costs. If the project start date is after that, an escalation factor of six percent (6.0%) per year must be added.
- All work is to be done during normal business hours, without significant overtime or night work.
- Roof heights for each of the new additions will match the existing spaces. The new Gymnasium roof has been assumed to slope to the west to match the existing Gymnasium, with internal primary and overflow roof drains. A new overflow roof drain system has been assuemd for the existing Gymnasium.
- Subgrade preparation has been assumed to be as described in the Geotechnical report for the original facility. This includes six feet of overexcavation and recompaction un der the new addition footprints.
- The new addition will close the existing exit doors at the southeast corner of the existing Gymnasium. It is assumed adequate exiting will remain with this exit removed, or as an alternative, exiting from thse doors can be provided through the Storage Room into the new Gymnasium..
- An enclosed exit corridor has been asumed extending from the north wall of the existing east exit stairwell to the north wall of the new addition. The existing exit door in the east exit stairwell has been assumed to be relocated to the north wall.
- The windows in the existing east wall of the existing Gymnasium have been assumed to be replaced with spandrel glass to prevent views into the new Exit Corridor and Storage Room.
- The existing split-faced CMU exterior walls of the existing Gymnasium and Aerobics Room have been assumed to remain and be visible in the new Exit Corridor, Storage Room, and Aerobics Room.
- It has been assumed there will not be an overhead running track in the new Gymnasium.
- It has been assumed the existing fire alarm system can be modified as necessary to accommodate the new additions, without the need for significant upgrades to the head-end equipment or tpo the system in the balance of the building.
- An allowance of \$25,000 is included to provide a temporary check-in counter of some sort in the Lobby. However, this does not include relocating existing telephone and data equipment to this new location. It is assumed this work will be by the Owner.
- New LED light fixtures have been assumed in all additions and areas of substantial remodel work, but it is assumed that the remaining light fixtures throughout the facility will be left as is.
- Costs have been included for providing or relocating low voltage wiring for the various special systems in the building, such as data, communications, audio/visual, etc. It is assumed these systems can be expanded without significant modifications. The cost of equipment for these systems, such as telephone, computers, television monitors, etc. has not been included.
- See the body of the estimate for further assumptions / inclusions / exclusions.
- There were many assumptions required to prepare this cost estimate, some of which may not be correct. To attempt to account for this uncertainty, a contingency of ten percent (10%) has been included.
- Breakouts of the various areas of work provided in this estimate above are for information and convenience only.

<u>ITEM DESCRIPTION</u>	<u>QUANT.</u>	<u>UOM</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>COMMENTS / ASSUMPTIONS</u>
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EXCLUSIONS

- Architect, engineering, or other professional consultant fees
- Hazardous materials investigation reports, testing, or mitigation
- Field inspections and quality control testing
- Temporary water, electrical, or natural gas consumption during construction--assume these costs will be paid by the Owner
- Planning and Zoning Permits, Fees, and Approvals
- **Fees for upgrades and relocation of existing electrical, natural gas, water, telephone, cable TV, and fiber optic services**
- Fees for increased sizes for water, sanitary sewer, and/or storm tap and system development fees (if any).
- Builder's Risk Insurance on the existing building (coverage for new work only).
- Removal, storage, and reinstallation of loose furnishings, such as tables, chairs, trash receptacles, fitness equipment, etc.
- Modifications or repairs to the existing parking lots or adjoining walkways, except as required to construct the new work
- Photovoltaic electric generation or solar hot water heating systems, or provisions for future systems
- Lightning protection system
- Standby electrical generator or fire pump
- **Reinstallation or provision of new furniture, fixtures & equipment (FF&E), including Aerobics equipment**