

Agency: Commerce, Community and Economic Development

Grants to Named Recipients (AS 37.05.316)

Grant Recipient: Catholic Community Service

Federal Tax ID: 92-0042651

Project Title:

Project Type: Remodel, Reconstruction and Upgrades

Catholic Community Service - Building Design and Renovation for Children's Behavioral Health and Family Services

State Funding Requested: \$848,523

House District: Juneau Areawide (31-32)

One-Time Need

Brief Project Description:

Project will provide community based services to children ages 0-18 experiencing Severe Emotional Disturbance, and their families. Services will also be offered to strengthen at-risk families.

Funding Plan:

Total Project Cost:	\$2,123,523
Funding Already Secured:	(\$475,000)
FY2014 State Funding Request:	<u>(\$848,523)</u>
Project Deficit:	\$800,000

Funding Details:

FY 2011 - 125,000 SOA

FY 2012 - 50,000 SOA

FY 2013 - 300,000 SOA

Additional funds will be sought from Rasmusson Foundation, local funds and the Murdock Foundation.

Detailed Project Description and Justification:

Catholic Community Service provides children's behavioral health services including clinical, rehabilitation, and therapeutic foster care to severely emotionally disturbed children ages 3-18 and the ECLIPSE Program which provides specialized mental health services for children 0-5. Although CCS sees tremendous success with the children it serves, the need seriously exceeds what it can deliver in the current space. Although CCS makes use of space offered by community partners, the special needs of the children in these programs include increased safety demands, attention to sensory over stimulation and the need for consistency that precludes the use of generally accessible space.

This project will allow an approximate 150% increase in the number of children and family members served through a number of family-strengthening and children's behavioral health programs. This means an additional 300 community members being served per week above the 200 average members currently receiving services.

The project is also expected to result in lease savings to the program of one million dollars over twenty years.

Project Timeline:

The land and building are secured. The project can begin when funding is secured. Remodel to occupancy is anticipated to take one construction season.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Catholic Community Services

Grant Recipient Contact Information:

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Has this project been through a public review process at the local level and is it a community priority? Yes No

CCS APARTMENT BUILDING CONDITION SURVEY



JANUARY 2013

EXECUTIVE SUMMARY

The following report describes the condition of the existing apartment building at 1805 Glacier Highway, Juneau Alaska, and the feasibility of converting the building to serve as program space for the Child Care and Family Resources (CCFR) Division of Catholic Community Services (CCS).

From our study the following can be drawn:

1. The main building is structurally sound, but the exterior space envelope, interior finishes, plumbing and electrical systems need to be replaced.
2. The Annex (two story addition at the west end of the building) is in poor condition and should be demolished.
3. Renovation of the existing building, along with the replacement of the two story annex with a three story addition will result in sufficient space for current and future Division needs.
4. The cost of a full renovation is 68% of new construction estimated costs. With new exterior envelope and all systems replaced, the O&M costs would be approximately the same between the two. Life cycle costs favor renovation over new construction.
5. We examined the cost of rental space vs ownership of renovated space with a life cycle cost spread sheet and found the following:
 - a. It is not cost effective to CCS to borrow the funds to fully renovate the building- the full cost of the project (approx \$2.1M) would not yield a savings over renting space.
 - b. The savings available are proven in our LCC spread sheet- over a study period of 20 years savings in excess of \$1M in present value dollars can be achieved depending on the amount of funding achieved for the renovation.

INTRODUCTION

Catholic Community Services owns an approximately 4 acre site on Glacier Avenue approximately 2 miles from downtown Juneau. It is on the primary bus routes for service between Douglas Island, the heavily populated Mendenhall Valley and downtown. It is nearby the AWARE shelter, another important regional social services provider. The site presently supports the CCS Bridge Adult Day Care Center and Car-A-Van transportation services. A 6 unit apartment building located on the same site, owned and managed by CCS was originally intended to provide a positive cash flow, for the organization, with the intention of using the positive revenue to support chronically underfunded programs such as Child Care and Family Resources Division. However, the building has virtually never turned a positive cash flow as costs for major maintenance on primary systems has far outstripped rental income. Meanwhile, CCFR continues to struggle with a lack of adequate facilities to support its activities. Presently clients are served in several locations, both in the Mendenhall Valley and at the downtown CCS administration building. The downtown building is not directly accessible to buses. The steep hillside location is difficult for clients, many of which are single mothers with small children, to reach in the wintertime.

Given that the apartment building has actually proved to be a liability to the organization, it was decided to cease operation as a rental facility. However, the building is still an asset with potential (fig. 1). In particular, it is large enough to support most of the CCFR programs presently provided at the downtown administration building and the Mendenhall Valley senior center. This report documents the existing conditions and costs to fully renovate the existing building to support CCFR programs. Experience with the building has demonstrated that nothing short of a full renovation will render then building suitable for use by a professional social services program. Anything less will repeat the liability and financial drain of the existing building. It also compares the costs of renovation versus new construction, as well as the likely cost of renting space in a building more suitably located. The following documents our observations that form the basis of the cost estimates. The Apartment building consists of an original three level main building and a two story annex. Because these two are essentially different buildings, they will be considered separately.



MAIN BUILDING

GENERAL COMMENTS



The building is located on a sloping site parallel to Glacier Highway, with the long axis running east-west and perpendicular to the slope (fig. 2). The sloping site necessitates the first floor being a daylight basement. The site appears to consist of unconsolidated overburden on a rocky substrate- a rock outcropping is visible under the Annex building (fig. 3).



Parking is available immediately adjacent to the apartment building, in a lot shared with the Car-A-Van operation and the Adult Day Center. The amount of parking appears to be sufficient to support the intended building functions (see the appendix).

Electrical power is available along Glacier Highway, connected to the building with overhead lines to a 208/120 service entrance on the north side of the building.

Water is provided via below grade CBJ water service.

Sewer is provided by an existing lift station shared with the adjacent CCS owned Bridge Adult Day Care Center and Care-A-Van.



The building includes an elevated deck on the north side aligned with the sidewalk linking parking with the other site elements. The daylight basement has a doorway to grade on the south side. On the west side there is a doorway with steps leading up to the covered sidewalk connecting directly to the Adult Day Center. The adjacent grade is retained around the doorway area with rockery retaining walls (fig. 4).



There is an abandoned oil tank, approximately 1,500 gallons under the elevated deck at the east end of the building. We have been told it holds approximately 40 gallons of old fuel (fig. 5).

At the bottom of the south facing slope is an underground sewer lift station serving all buildings on the site. During excavation oil contamination was found in the groundwater. Source of the oil has never been identified, and could come from a variety of sources, including the properties uphill from this site. The area has been under treatment since then to neutralize the contamination, and monitored by DEC.



Building: The existing building consists of a daylight basement under a two story wood framed building. For clarity, they are referred to in this report as basement, main floor and second floor (fig. 6).

The building is reported to have been renovated numerous times. No drawings or formal confirmation of the age of the building is available to us. The siding and window treatment is similar to materials and detailing we have seen in Juneau on buildings dating from the mid 1950's. The original concrete entry porch is visible in places. North side of the building features a pressure treated lumber deck and railings on treated wood posts (fig. 7).





The basement consists of a slab on grade with 8" concrete masonry units (CMU) on the retaining walls (north, west and east walls) and 6" CMU in non retaining wall conditions (South and portions of west and east walls. The 6" CMU walls are topped with a 6"x16" cast in place concrete bond beam (fig. 8). It is unknown if the CMU is reinforced or not. The slab is covered with a wood floor consisting of wood furring under plywood. We did not detect water leaking in the CMU walls.



The floor framing above for the main floor consists of 2x12 at 16" (fig. 9). There are multiple layers of ceiling soffits apparently installed over the years attached below the floor framing reducing the floor to ceiling height to less than 7 feet. The second floor framing is similar to the main floor. Roof framing appears to be spaced 2x rafters installed at a 3:12 pitch installed over an original flat roof structure. It is topped with exposed fastener metal roofing (fig. 10).



Exterior walls above the CMU are 2x4 studs with drywall and diagonal or plywood sheathing, with an exterior cladding of 3/8" re-sawn cedar plywood shingle panels. Interior face-of-stud walls are finished with drywall or plaster. In some locations there is no insulation (such as portion of the CMU walls). In other places we detected R11 fiberglass batt insulation. In no locations did we detect a vapor barrier.



Windows are double hung vinyl replacement windows installed in the original openings. Exterior doors are insulated metal doors (fig. 11).

Interior walls and ceilings are wood framing with plaster or drywall finishes. Bathroom and kitchen facilities vary from fair to good condition.

Floors are carpet and vinyl flooring.



Heating system is a baseboard hydronic. The fuel oil fired boiler appears to have been installed recently. The heating piping has been modified numerous times, with zone valves installed in concealed locations throughout the building.

Ventilation is provided by windows. No ventilation should be required unless windows are eliminated or for special needs such as kitchen exhausts.

The electrical system appears to have been renovated numerous times. There are panels of various ages and capacities. There is a single service entrance and meter, with panels dispersed in various locations in the building (fig. 12). Wiring and devices have been installed both concealed and exposed, in various renovations over the years.

We have no evidence of a survey for hazardous materials having been performed. We observed no likely asbestos containing materials (ACM) such as vinyl asbestos tile, duct tape or pipe insulation. The original boiler has been long removed, and the boiler exhaust appears to discharge through a concrete stack. However, it is likely that ACM flooring and/or mastic exists under newer layers of materials, or in the drywall compound. An ACM survey is beyond the scope of this report.

EXISTING CONDITIONS

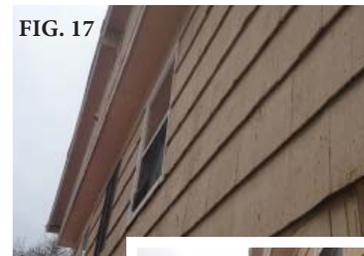
Site:

1. The rockery retaining walls flanking the basement entry doors do not appear to accommodate drainage from the recessed area outside (fig. 13).
2. The south and east end of the site immediately outside the building is saturated and provides unsafe footing for exit doors on that side of the building.
3. The abandon fuel tank does not appear to have been properly decommissioned and should be removed (fig. 14).
4. The decks on the north side of the building were built with standard galvanized framing anchors and have corroded to the point that they are unsafe and in danger of collapse. They are not properly anchored to the existing building wall at the ledgers (fig. 15).



Building:

1. There does not appear to be a waterproof membrane on the exterior side of the CMU retaining wall, nor evidence of foundation drainage system. Given the large amount of groundwater on the site, it is only a matter of time before water leaks into the basement, unless such leaks have already begun under the plywood subfloor (fig. 16).
2. The plywood shingle panels are decayed, warped have reached the end of their useful life (fig. 17).
3. The metal roofing is corroded and at the end of its useful life. Fascia trim is dryrotted roof gutters are damaged (fig. 18).
4. The roof and wall insulation is either non-existent or of minimal thickness.
5. The vinyl windows are in good condition, but the wood brick mold trims around them are dryrotted in some locations (fig. 19).



6. The metal doors and frames are rusted with frames exhibiting some deterioration (fig. 20).

7. Most floor finishes are beyond their useful life.

8. The entry canopy has begun to settle and is sagging away from the main building (fig. 21).

9. The covered stair on the east end of the building is settling and pulling away from the main building (fig. 22).

10. The interior stairway to the second floor has risers in excess of 8" and treads less than 11 inches and should be replaced.

11. Roof and walls are likely not sheathed with plywood, reducing the building resistance so lateral loads over time.

12. Plumbing fixtures and casework are lower grade residential quality and are not appropriate for commercial or institutional use.

13. Configuration of the rooms in the building do not conform to the program needs of CCFR. For instance, the many kitchens and large bathrooms are generally not needed for the planned programs and are a liability.

14. Heating and power systems are not flexible to the changing needs of the planned programs

15. The planned programs will require occupancy separations and fire sprinklers to be co-located in the same building



CORRECTIVE ACTION

Site:

1. Remove existing wood decks and replace with treated wood decks properly anchored to the existing structural wall, with separation membrane at any galvanized hardware, or replace such hardware with stainless steel.
2. Excavate and remove the existing abandoned oil tank.
3. Excavate around the building, install waterproof membrane and insulation below grade. Install drainage piping daylighted to grade at the low side of the site
4. Replace water service to building with service capable of supporting a fire sprinkler system.
5. Provide walkway at the south side of building to provide egress from exit doors in that area to an appropriate egress way.
6. Reconfigure rockery retaining walls at west elevation, and provide drainage for the area.

Building:

1. Remove and replace main entry canopy.
2. Remove and replace covered stair at the east elevation
3. Replace all exterior doors and windows.
4. Replace shingle panels siding with metal siding in a rain screen configuration.
5. Replace metal roofing with concealed fastener metal roofing, or use asphalt shingle roofing to avoid problems with falling snow.
6. Increase wall R value to R21, roof to R30, minimum.
7. Replace interior finishes.
8. Reconfigure interiors to match program needs, utilizing fire resistive rated assemblies to meet required occupancy separations.
9. Reconfigure toilets to gender appropriate individual toilets.
10. Replace hydronic fin pipe with new fin pipe zoned appropriately. If appropriate, provide an additional boiler sized for spring/fall operation when demand is lower, so that boilers can operate at close to peak efficiency at all times.
11. Replace electrical panels. Increase electrical service to building as determined by electrical engineer.
12. Replace all electrical devices and light fixtures.
13. Provide complete fire sprinkler system, with annunciating equipment as required for a complete system in compliance with NFPA 13.

ANNEX BUILDING**GENERAL COMMENTS**

The Annex building is a two story wood building on a wood foundation. It appears to have originally been a single story building with a flat roof. Second floor was added, it too with a flat roof. Later the sloped metal roof was added (fig. 23).

The foundation appears to be a mix of treated and untreated timbers on various bases- rocks, pieces of concrete, and an occasional concrete pier (fig. 24). The timbers support 2x6 floor joists. The exterior siding is T-111 cedar plywood installed directly to wood studs. There is no insulation in the floor, we observed no insulation in walls. The roof was inaccessible.

**FIG. 23****FIG. 24**

EXISTING CONDITIONS

The Annex building is badly deteriorated. The foundation is virtually non-existent, and is reported to have been jacked and leveled more than once in the past. There is noticeable settlement to the southeast corner. A large rock outcropping projects under the east side of the building, which projects into the beam space (fig. 25).



FIG. 25

The walls exhibit dryrot at base and at roof transitions due to the unorthodox method of construction. There is also dryrot present in windows frames and siding (fig. 26).



FIG. 26

The canopy and wood deck at the north side entry door was simply nailed to the plywood substrate. Not only have the galvanized joist hangers deteriorated, but it is likely that dryrot is occurring where the deck and canopy attach to other structure (fig. 27 & fig. 28).

There is significant water damage in the bathroom on the first floor. The floor sheathing exhibits soft spots that suggest dryrot. Virtually all finishes should be replaced



FIG. 27

CORRECTIVE ACTION

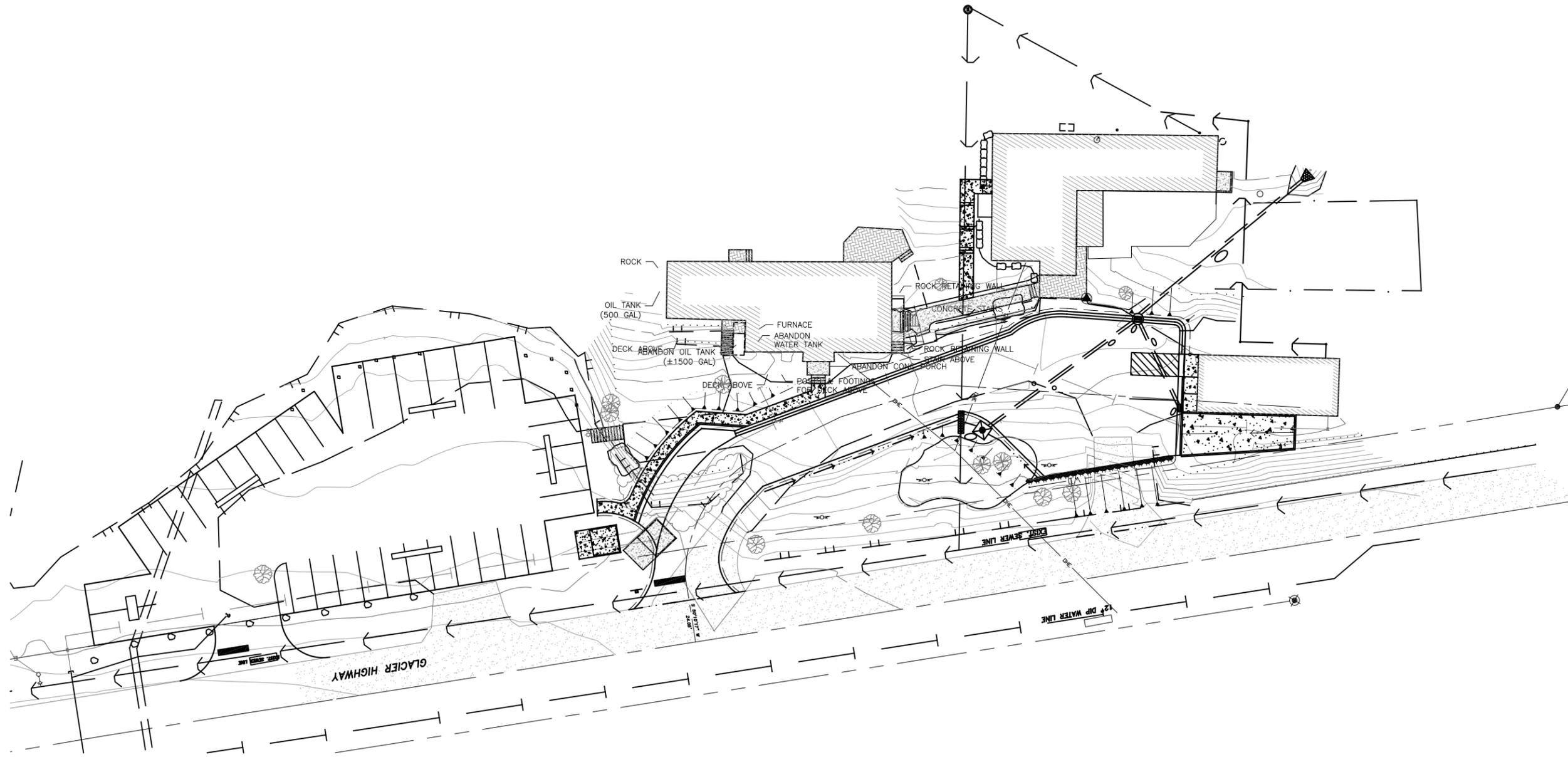
The original construction of the annex was very poor. The advanced state of deterioration and lack of foundation suggest that it would be simpler and more cost effective to tear down this portion of the building and replace it. The existing 500 gallon oil tank at the west elevation can be relocated to support the new renovation.



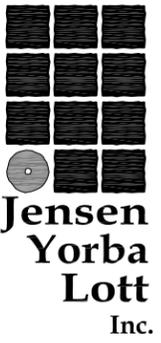
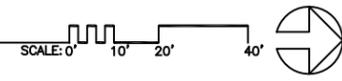
FIG. 28

APPENDIX

- Existing Drawings
- Building Program
- Concept Plans
- Full Subsidized Rental Costs Spreadsheet
- Unsubsidized Rental Costs Spreadsheet
- New Construction Cost Estimate
- Renovation Cost Estimate



1 SITE PLAN



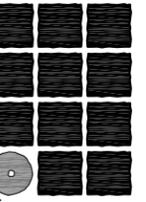
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CCS
APARTMENTS
JUNEAU, ALASKA

REVISIONS

SHEET TITLE
SITE PLAN
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DATE: JANUARY 2013
FILE: 12058

A100



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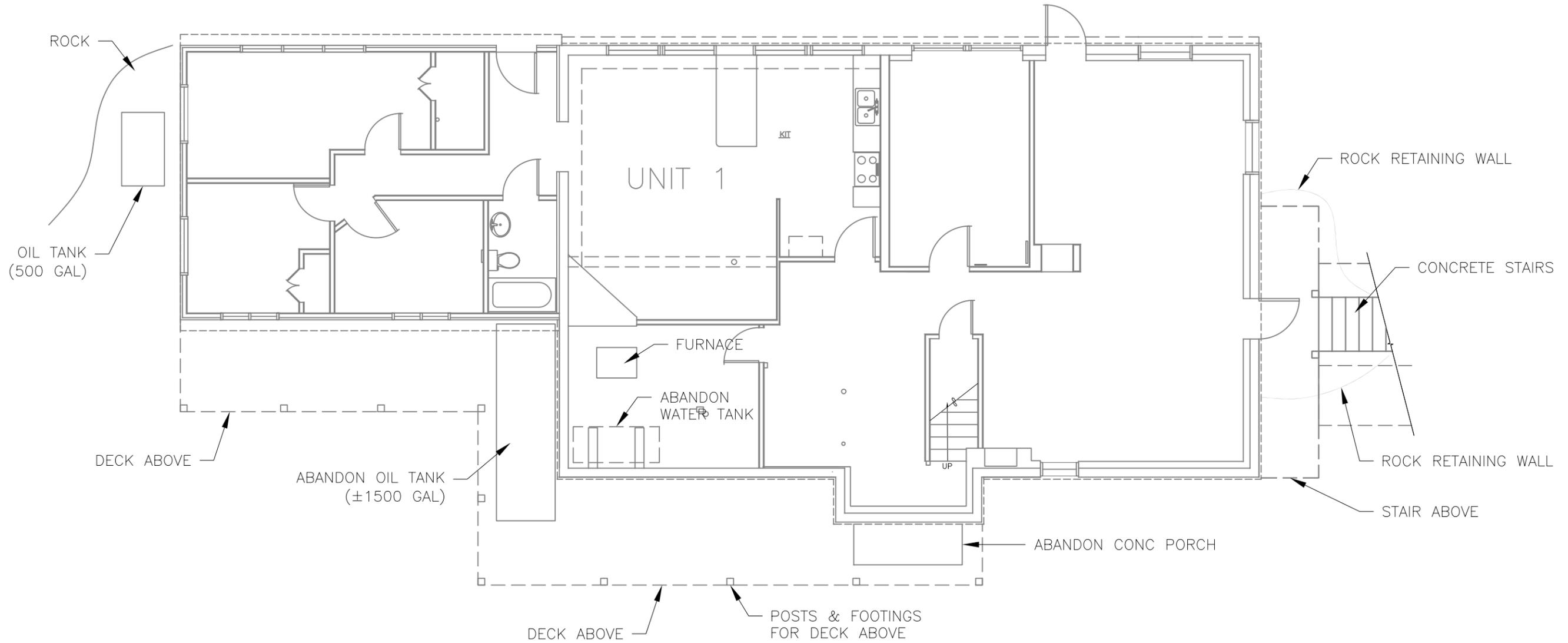
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SHEET TITLE
**BASEMENT FLOOR
PLAN**

DATE: JANUARY 2013
FILE: 12058

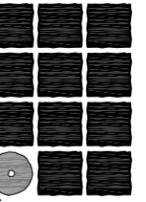
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1 BASEMENT FLOOR

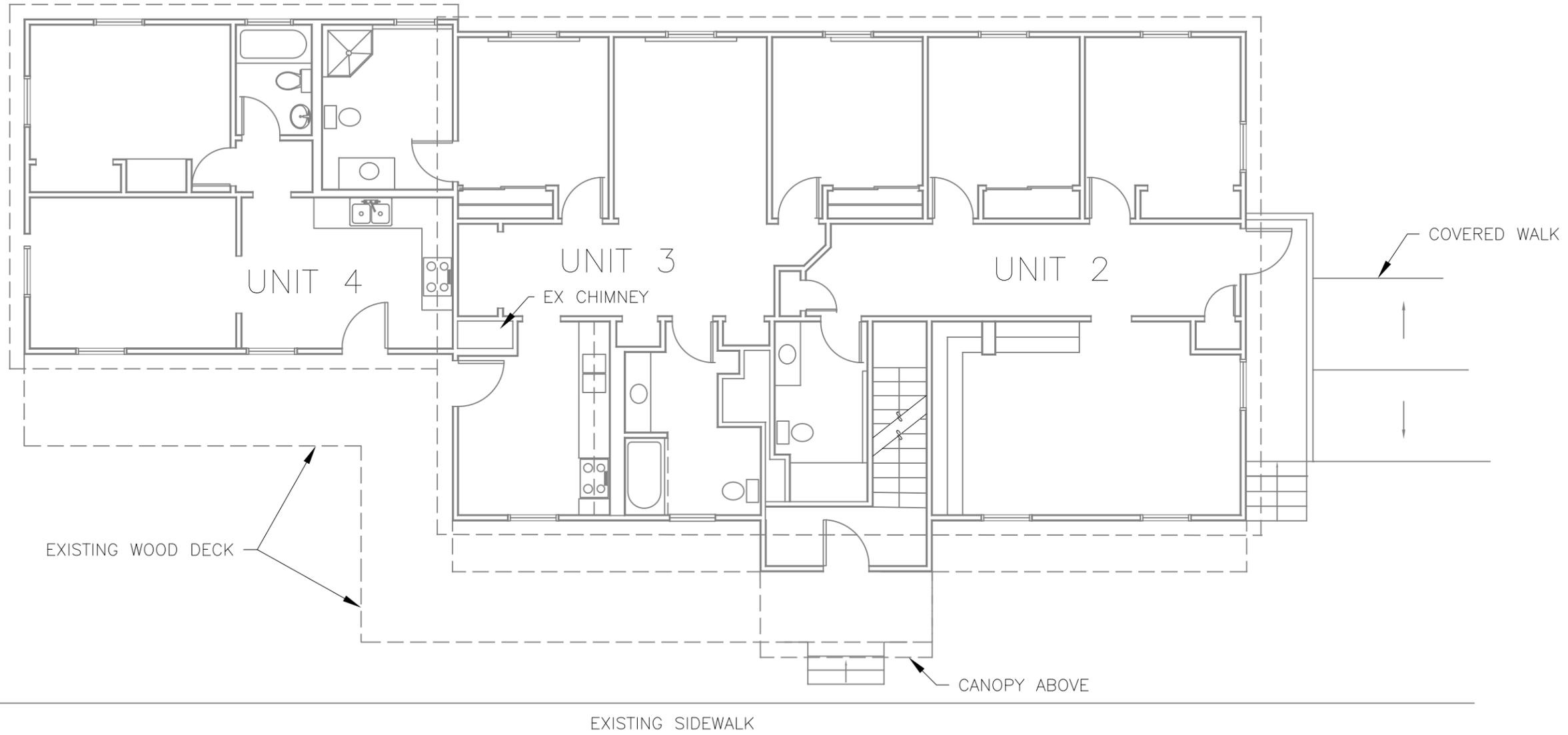
SCALE: 0 2' 4' 8'





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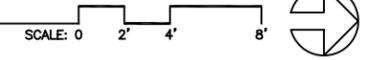
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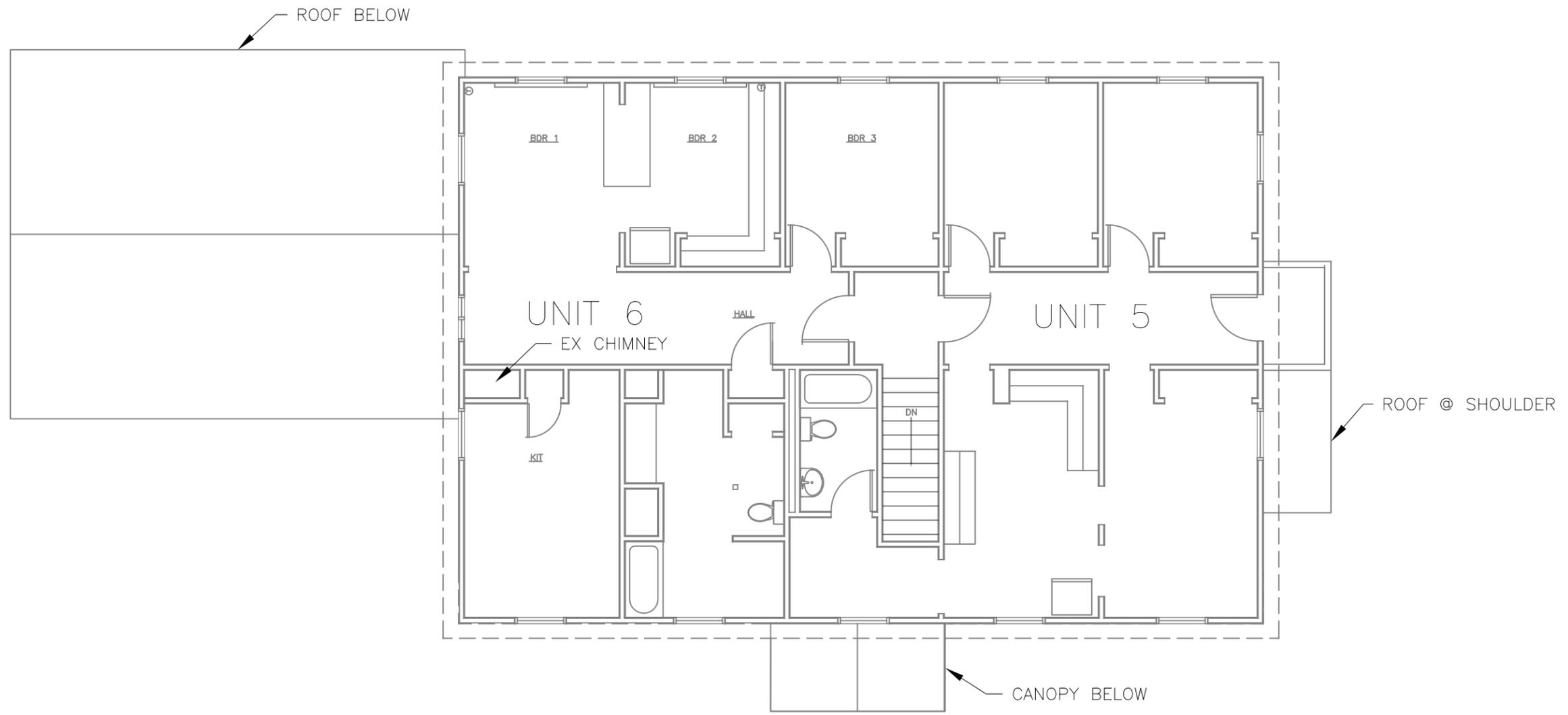
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PLAN**

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FILE: 12058

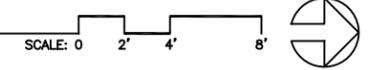
1 MAIN FLOOR



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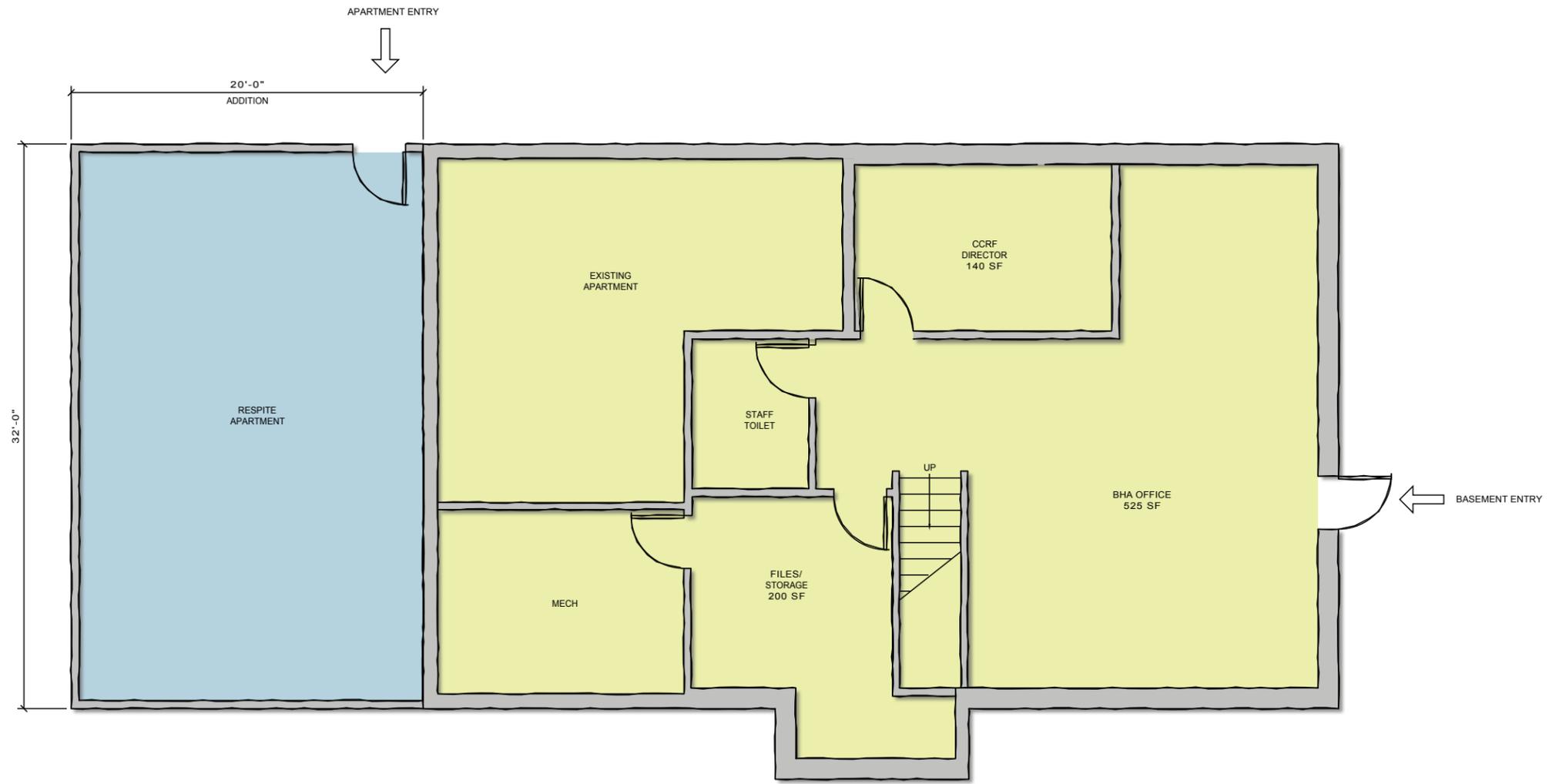


1 SECOND FLOOR PLAN



Reception Area		280	
Reception/Office Manager		100	
File Room		225	
FRC Program Manager	1 person office	120	
TLFR and FP	2 person office	225	
FS and SED Pres.	2 person office	225	
Clinical Offices/Therapy Room	1 person office X 4	120 X 4 = 480	Office and IT
Case Management/Intake	2 person office X 3	225 X 3 = 675	
Service Coordinator	1 person office	120	
BHA Office	6 work stations	300	Work Stations, Lockers
CCFR Program Director	1 person office	180	
Visitation/GT	3 rooms	225 X 3 = 675	2 w/ 2 way mirror, GT, Supervised Visitation, Family Therapy, Family Meeting Room
OT	1 room	225	Multi-Sensory Room, Climbing Wall etc.
Conference Room		400	Meeting, Small Training
Multi-Service Room	1 large room	1000	Training Center, Family Activities, Gross Motor, Multi- Family Group Closets
Kitchen		225	Commercial Kitchen with Pantry
Wet Area next, to Kitchen		250	Eating, Messy Projects, between Kitchen and MSR
WC	3	60 X 3 = 180	
Bath/Shower		80	
Room for Growth		120 X 2 = 240	
Break Room		200	
		6,405	No Hallway Space
Covered Patio/Play Area			
Outdoor Play Area			
3 Bedroom Apartment			1 staff room, 1 male room, 1 female room, for respite and or emergency placement

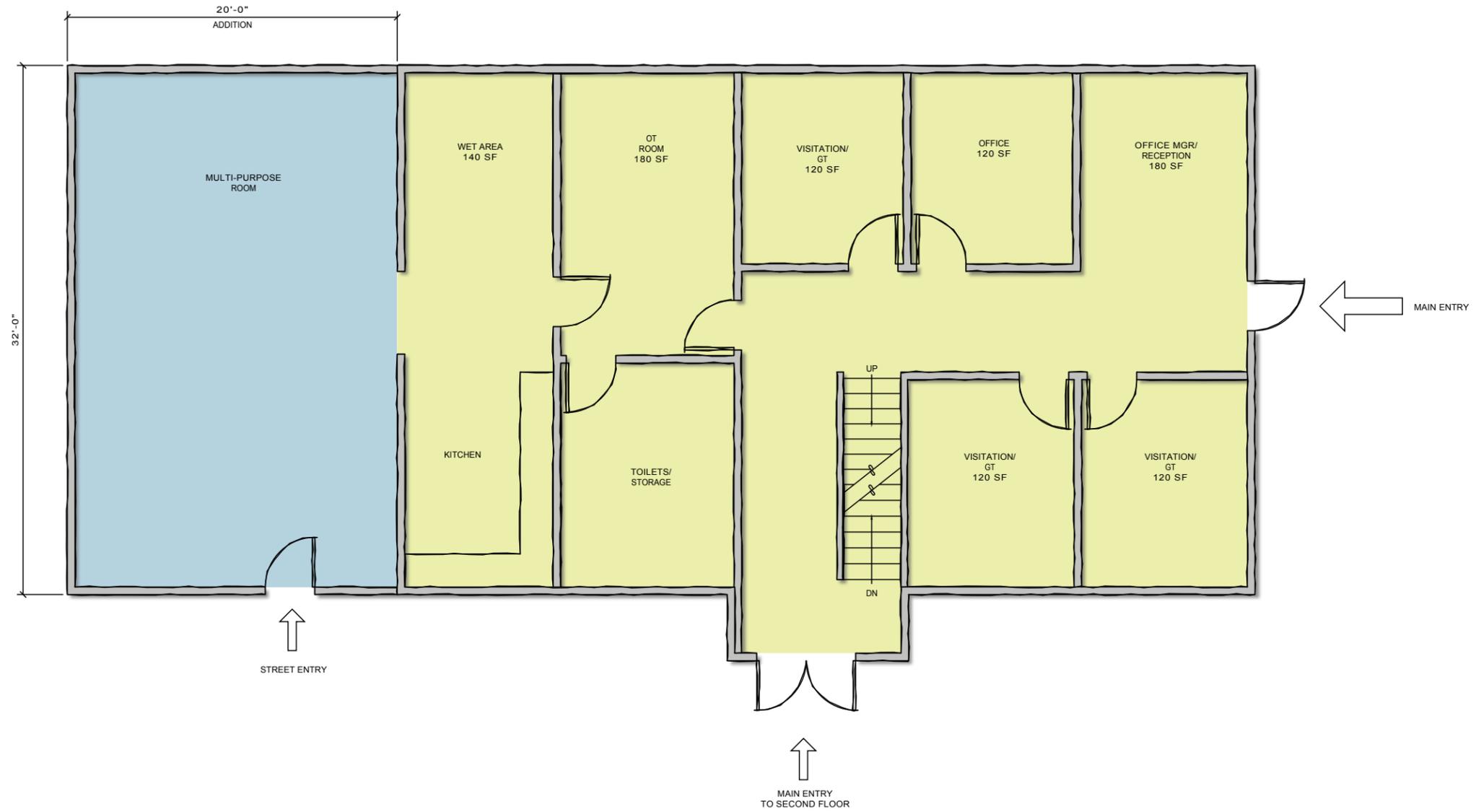
CCS- CCFR
Space Program



1 BASEMENT FLOOR CONCEPT PLAN

SCALE: 0 2' 4' 8'

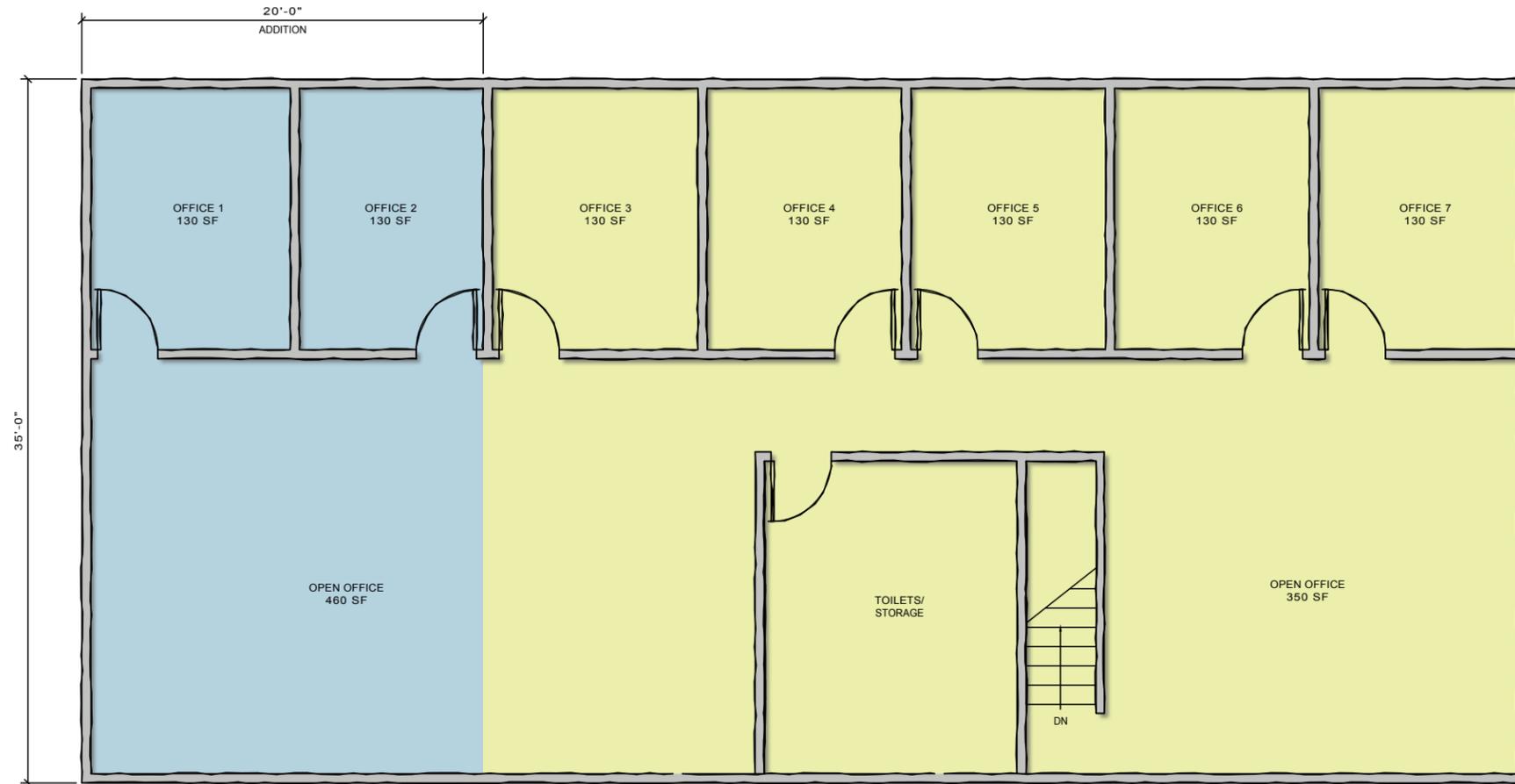




1 MAIN FLOOR CONCEPT PLAN

SCALE: 0 2' 4' 8'





1 SECOND FLOOR CONCEPT PLAN

SCALE: 0 2' 4' 8'



**LIFE CYCLE COST ANALYSIS
LEASE VS RENOVATION ANALYSIS
NO SUBSIDY**

ECM: **Full Cost of Renovation** Renovation Cost: **\$2,123,523**

Lease Life: **20** years Saved as: LCCEEFIL.AEE.2009.xls

Lease Escalation Rate **2%** /year

Recurring Maint. Cost:	\$0	first year	1st yr lease	\$161,880																	
Maint. Escalation Rate:	0%	/year	Lease/month:	\$13,490	\$/fimo	7100	\$13,490	\$/mo	12	\$161,880											

Discount Rate: **8%**

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	
ECM Cost	(\$2,123,523)																					
Annual lease costs:		\$161,880	\$165,118	\$168,420	\$171,788	\$175,224	\$178,728	\$182,303	\$185,949	\$189,668	\$193,461	\$197,330	\$201,277	\$205,303	\$209,409	\$213,597	\$217,869	\$222,226	\$226,671	\$231,204	\$235,828	
Less O & M Costs:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Misc. Benefits/Costs:																						
Net Cash Flow:	(\$2,123,523)	\$161,880	\$165,118	\$168,420	\$171,788	\$175,224	\$178,728	\$182,303	\$185,949	\$189,668	\$193,461	\$197,330	\$201,277	\$205,303	\$209,409	\$213,597	\$217,869	\$222,226	\$226,671	\$231,204	\$235,828	
Cum.Cash Flow:	(\$2,123,523)	(\$1,961,643)	(\$1,796,525)	(\$1,628,105)	(\$1,456,317)	(\$1,281,093)	(\$1,102,365)	(\$920,062)	(\$734,113)	(\$544,445)	(\$350,984)	(\$153,654)	\$47,623	\$252,926	\$462,335	\$675,932	\$893,801	\$1,116,027	\$1,342,698	\$1,573,902	\$1,809,730	

Discount Rate: **8%**
Present Value Savings: **\$1,837,856**
Net Present Value (NPV): **(\$285,667)**

Savings to Investment Ratio (SIR): **0.87** (PV Savings/PV Investment)

Internal Rate of Return (IRR): **6%**
IRR assumes interim proceeds can be invested at the IRR rate.

Adjusted Internal Rate of Return (AIRR): **7%**
where AIRR = [(1+Discount Rate)^(SIR)^(1/Life)] - 1
AIRR assumes interim proceeds can be invested at the discount rate.

CCS APARTMENT BUILDING

New Construction

Preliminary Construction Cost Estimate



21-Jan-13

NEW CONSTRUCTION

Building Area Summary:

Basement:	2,300 sf
Main Floor:	2,300 sf
Second Floor:	2,500 sf
<u>Total Building:</u>	<u>7,100 sf</u>

Note: all prices include labor and material

Element	Item	Quantity	Unit	Unit Cost	Subtotal	Total
Demolition						
	Remove existing oil tank	1	ls	\$5,000	\$5,000	
	Demolish existing wood framed building	1	ls	\$50,000	\$50,000	
	Remove existing foundations, slab, CMU walls	500	cy	\$15	\$7,500	
Subtotal						\$62,500
New Construction						
	Miscellaneous site improvements	1	ls	\$20,000	\$20,000	
	New construction	7,100	sf	\$200	\$1,420,000	
Subtotal						\$1,440,000
Utility Systems						
	Electrical service entrance	1	ls	\$15,000	\$15,000	
	Water service for sprinkler system	1	ls	\$10,000	\$10,000	
	Connections to existing sewer lift station	1	ls	\$10,000	\$10,000	
Subtotal						\$35,000
General Conditions						
	Mobilization/demobilization	1	ls	\$5,000	\$5,000	
	Freight	1	ls	\$5,000	\$5,000	
	Supervision	9	mos	\$7,000	\$63,000	
	Clerical/Expediting/Admin	9	mos	\$2,000	\$18,000	
	Temporary Facilities (tenting, etc)	9	mos	\$5,000	\$45,000	
	Miscellaneous motorized equipment	9	mos	\$2,500	\$22,500	
	Tools	9	mos	\$1,700	\$15,300	
	Consumables, fuel etc	9	mos	\$1,000	\$9,000	
	Disposal	9	mos	\$2,000	\$18,000	
	Home Office Expenses	9	mos	\$2,500	\$22,500	
Subtotal						\$223,300
Subtotal, Labor and Materials						\$1,760,800
Mark Ups						
	Contractors Overhead/Profit			15.00%	\$264,120	
	Bonding			1.50%	\$26,412	
	Insurance			1.50%	\$26,412	
	Estimating Contingency			15%	\$264,120	
Subtotal						\$581,064
Total Construction Costs						\$2,341,864
Project Cost						
	Design			10%	\$234,186	
	Other indirect costs			20%	\$468,373	
Subtotal						\$702,559
Total Project Cost						\$3,044,423
Project Cost per Square Foot						428.792

CCS APARTMENT BUILDING Renovation Preliminary Construction Cost Estimate



21-Jan-13

MAIN BUILDING

Building Area Summary:	
Basement:	1,660 sf
Main Floor:	1,660 sf
Second Floor:	1,820 sf
Total Main Building:	5,140 sf
Roof Area :	2,200 sf
Annex Replacement	2,100 sf
Gross Total Area	7,240
Note: all prices include labor and material	

Element	Item	Quantity	Unit	Unit Cost	Subtotal	Total
Exterior Demolition						
	Excavate north, east and west walls for drainage	250	cy	\$10	\$2,500	
	Demo main entry canopy	1	ls	\$500	\$500	
	Demo north covered stair and canopy	1	ls	\$2,000	\$2,000	
	Demo north deck	1	ls	\$1,000	\$1,000	
	Remove 1,500 gallon oil tank and soil and dispose	1	ls	\$5,000.00	\$5,000	
	Remove ex metal roof down to shtg	2,200	sf	\$2	\$4,400	
	remove abandon concrete entry porch	1	ls	\$250	\$250	
	Remove exterior cladding down to ex diag shtg including remove interior finish at ext walls	3,000	sf	\$2	\$6,000	
	Remove ex doors and windows to rough opening	37	ea	\$100	\$3,700	
	Remove misc fascia, trim and exterior elements	1	ls	\$5,000	\$5,000	
	Subtotal					\$30,350
Interior Demolition						
	Remove all flooring to bare subfloor	5,140	sf	\$0.50	\$2,570	
	Remove drywall ceiling framing and finishes to Bare floor or roof framing	5,140	sf	\$1.50	\$7,710	
	Remove non structural interior frame walls	5,000	sf	\$1.50	\$7,500	
	Remove existing plumbing fixtures	17	ea	\$200	\$3,400	
	Remove existing casework	1	ls	\$500	\$500	
	Demo existing abandon water tank in mech rm	1	ls	\$500	\$500	
	Remove ex concrete chimney	1	ls	\$1,000	\$1,000	
	Demo basement slab as required for new sewer	1	ls	\$250	\$250	
	demo existing interior stair to second floor	1	ls	\$500	\$500	
	Remove exist fin pipe heating and controls	5,140	sf	\$2	\$10,280	
	Reconfigure existing plumb piping for new work	1	ls	\$5,000	\$5,000	
	Remove exist elect service entrance	1	ls	\$500	\$500	
	Remove exist elect panels, wiring and devices	1	ls	\$6,000	\$6,000	
	Subtotal					\$45,710
Exterior Renovation						
	concrete walk at south elevation	300	sf	\$9	\$2,700	
	Drainage pipe at north, west and east walls, daylite to grade	120	ls	\$5	\$600	
	Waterproof membrane and 2" insul to CMU walls	6,500	sf	\$5	\$32,500	
	Backfill excavation with drainage fill	250	cy	\$8	\$2,000	
	relocate exist oil tank (see Annex)	1	ls	\$500	\$500	
	Compacted fill and concrete sidewalks at north entry area instead of wood decks	300	sf	\$9	\$2,700	
	1/2" plywood over existing wall shtg	3,000	sf	\$2	\$4,500	
	Vertical metal siding in rain screen configuration with weather barrier and 2" rigid insul, and fill ex studs with insulation, with vb and int finish	3,000	sf	\$20	\$60,000	
	Insulated metal doors and hardware	4	ea	\$1,500	\$6,000	
	Vinyl windows, Awning type	500	sf	\$35	\$17,500	
	Entry canopy at main entry	1	ls	\$2,500	\$2,500	
	Concealed fastener metal roof and underlayment	2,200	sf	\$13	\$28,600	
	R-30 insulation at roof	2,200	sf	\$2.25	\$4,950	
	Miscellaneous rot repair	1	ls	\$2,500	\$2,500	
	Repair west side conc stair and roof canopy	1	ls	\$1,000	\$1,000	
	Subtotal					\$168,550

Interior Renovation					
	Reconfigure interior stair at main entry to serve main floor and second floor	1	ls	\$5,000	\$5,000
	Drywall to underside of roof and floor joists for one hour fire resistive assembly, and clg finish	5,140	sf	\$2.50	\$12,850
	Floor finishes	5,140	sf	\$5	\$25,700
	Interior partitions and finishes	5,000	sf	\$8	\$40,000
	Staff toilet rooms	4	ea	\$5,000	\$20,000
	Bathroom and kitchen associated with large, Multipurpose room	1	ls	\$15,000	\$15,000
Subtotal					\$118,550
Utility Systems					
	Electrical service entrance	1	ls	\$15,000	\$15,000
	Electrical branch panels on each floor	3	ea	\$8,000	\$24,000
	Elect wiring, devices and lighting	5,140	sf	\$15	\$77,100
	Water service for sprinkler system	1	ls	\$10,000	\$10,000
	Fire sprinkler alarm and autodialer features	1	ls	\$1,000	\$1,000
	reconfigure exterior sewer discharge as required	1	ls	\$2,500	\$2,500
	Waste, vent and domestic water supply changes	1	ls	\$10,000	\$10,000
	Fin pipe, heating piping and controls	5,140	sf	\$15	\$77,100
	Metalbestos chimney through roof	1	ls	\$5,000	\$5,000
	Boiler room piping insulation	1	ls	\$5,000	\$5,000
	Fire sprinkler system, complete with alarms	5,140	sf	\$8	\$41,120
Subtotal					\$267,820
ANNEX BUILDING					
Demolition	Complete demolition of exist 2 story building	1	ls	\$25,000	\$25,000
Construction	Construction of new 3 level, 20 x 35 addition, with daylite basement and roof line to match main building	2,100	sf	\$200	\$420,000
Subtotal					\$445,000
General Conditions					
	Mobilization/demobilization	1	ls	\$5,000	\$5,000
	Freight	1	ls	\$5,000	\$5,000
	Supervision	6	mos	\$7,000	\$42,000
	Clerical/Expediting/Admin	6	mos	\$2,000	\$12,000
	Temporary Facilities (tenting, etc)	6	mos	\$5,000	\$30,000
	Miscellaneous motorized equipment	6	mos	\$2,500	\$15,000
	Tools	6	mos	\$1,700	\$10,200
	Consumables, fuel etc	6	mos	\$1,000	\$6,000
	Disposal	6	mos	\$2,000	\$12,000
	Home Office Expenses	6	mos	\$2,500	\$15,000
Subtotal					\$152,200
Subtotal, Labor and Materials					\$1,228,180
Mark Ups					
	Contractors Overhead/Profit			15.00%	\$184,227
	Bonding			1.50%	\$18,423
	Insurance			1.50%	\$18,423
	Estimating Contingency			15%	\$184,227
Subtotal					\$405,299
Total Construction Costs					\$1,633,479
Project Cost					
	Design			10%	\$163,348
	Other indirect costs			20%	\$326,696
Subtotal					\$490,044
Total Project Cost					\$2,123,523
Total Project Cost per Square Foot					\$293.30