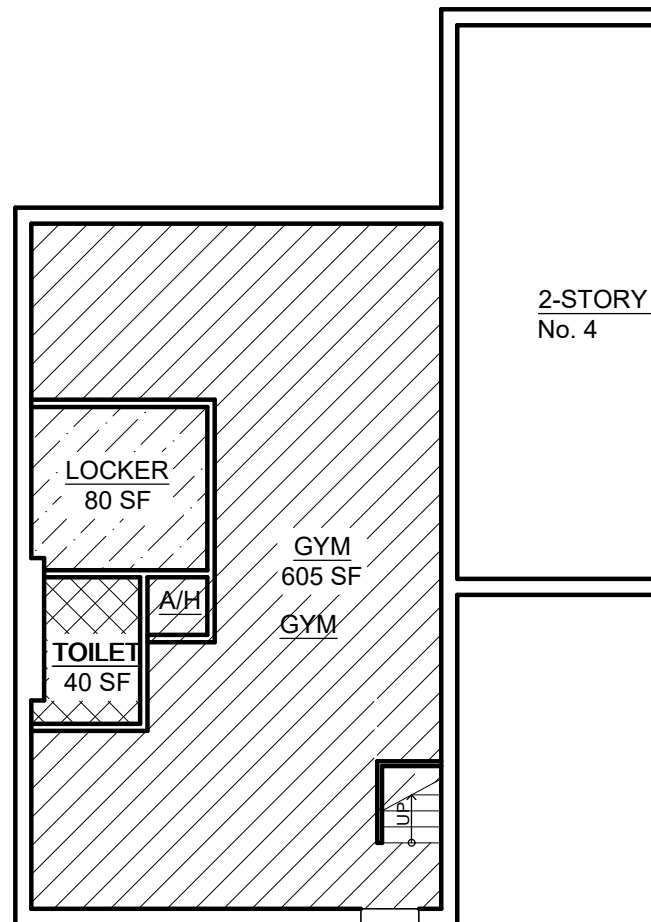


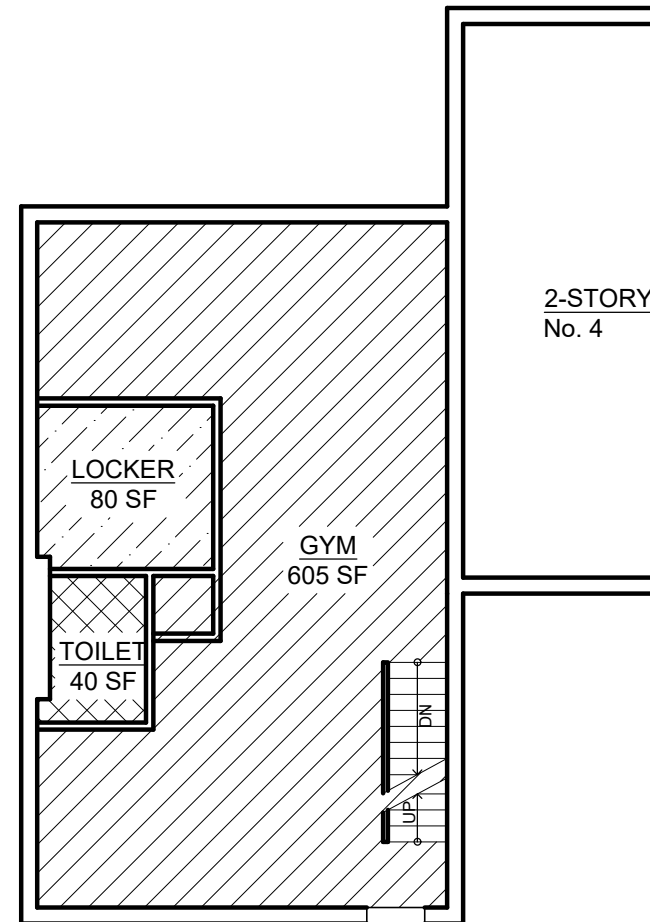
Capital Improvements

Gym and Party Room Options

OPTION 1: GYMNASIUM RENOVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PRELIMINARY SCOPE OF WORK

1. Replace current HVAC system and related ductwork with new ductless split system.
2. Renovate existing bathrooms; replace all finishes and fixtures. Replace existing tub with shower stall.
3. Renovate existing locker rooms; replace all finishes.
4. Replace all lighting fixtures.
5. Repair or replace all finishes where necessary, including replacing all rubber flooring; patching walls and ceilings; and painting.

AREA TAKE-OFF

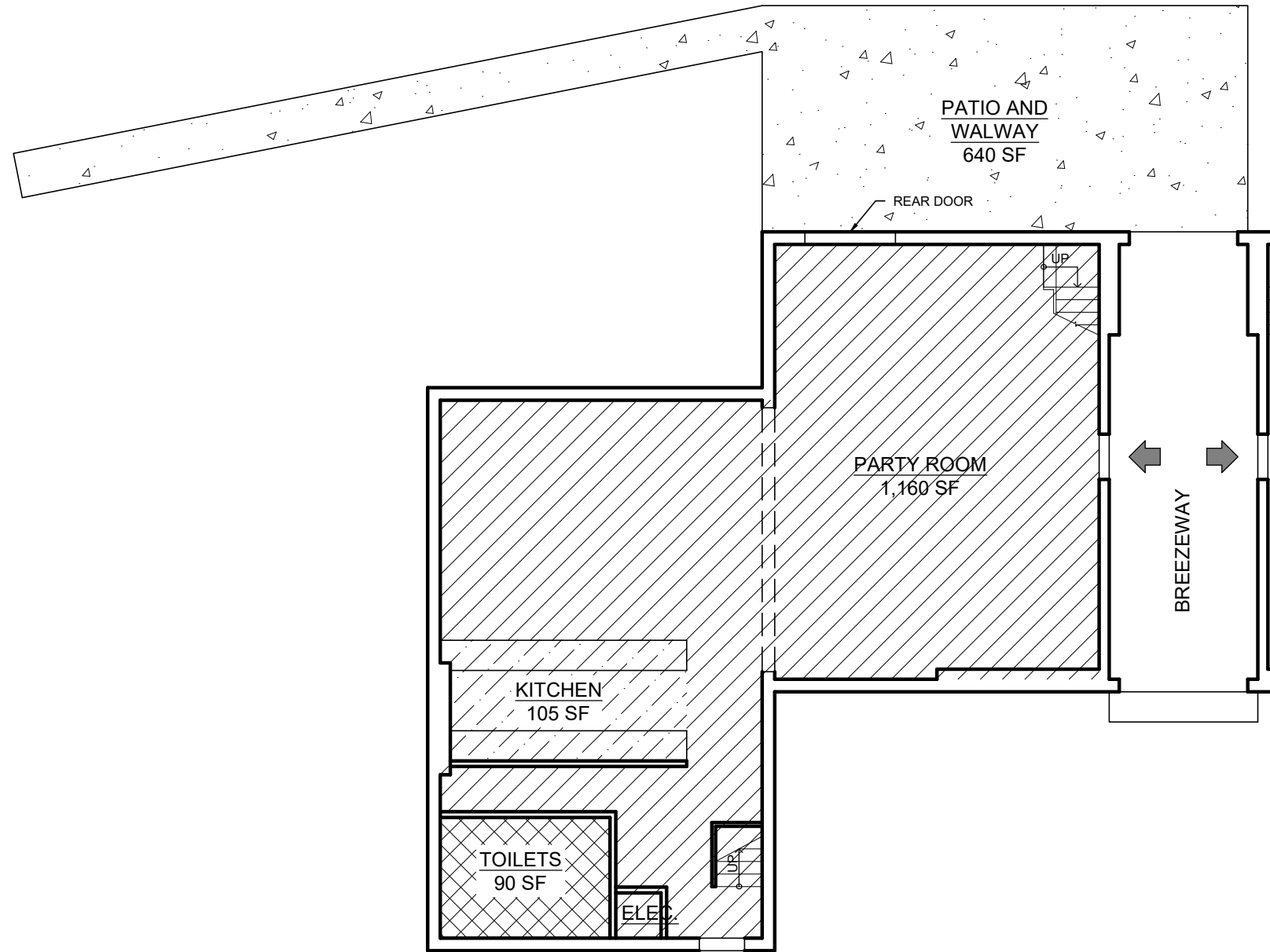
GYM SF:	1,210 SF
LOCKERS SF:	160 SF
TOILETS SF:	80 SF
TOTAL SF:	1,450 SF

OPTION 1 - GYM RENOVATION

PRELIMINARY BUDGET ESTIMATE				
PROJECT: Gym Renovation		TOTAL AREA (S.F.):	1,450 S.F.	DATE: 7 July 2020
LOCATION: Alexandria, VA				No. OF STORIES: 2
DIV	DESCRIPTION	SUBTOTAL COST	COST/ S.F.	%
A	SUBSTRUCTURE	0	0	0%
B10	SHELL: SUPERSTRUCTURE	0	0	0%
B20	SHELL: EXTERIOR ENCLOSURE	0	0	0%
B30	SHELL: ROOFING	0	0	0%
C	INTERIORS	43,500	30	21%
D10	SERVICES: CONVEYING	0	0	0%
D20	SERVICES: PLUMBING	23,200	16	11%
D30	SERVICES: HVAC	58,000	40	28%
D40	SERVICES: FIRE PROTECTION (Allowance)	29,000	20	14%
D50	SERVICES: ELECTRICAL	34,800	24	17%
E	EQUIPMENT & FURNISHINGS	0	0	0%
F	SPECIAL CONSTRUCTION & DEMOLITION (Selective Demo)	21,750	15	10%
G	BUILDING SITE WORK	0	0	0%
BUILDING SUBTOTAL		\$ 210,250	\$ 145.00	\$ 210,250
General conditions 10 % x Building Subtotal				\$ 21,025
			SUBTOTAL A	\$ 231,275
Overhead 5% x Subtotal A				\$ 11,564
			SUBTOTAL B	\$ 242,839
Profit 10% x Subtotal B				\$ 24,284
			SUBTOTAL C	\$ 267,123
Contingency 15%				\$ 40,068
			BUILDING TOTAL	\$ 307,191

PRELIMINARY DESIGN FEES			
Consultant	Subtotal	Coordination fee @ 10%	TOTAL
Architectural Design	\$16,000	\$0	\$16,000
Civil Engineering	NA		NA
Structural Engineering	\$2,500	\$250	\$2,750
Geotechnical Engineering	NA	\$0	NA
Mech / Plbg / Elec. Engineering	\$7,000	\$700	\$7,700
TOTAL DESIGN FEES:			\$26,450

OPTION 2: PARTY ROOM RENOVATION



FIRST FLOOR PLAN

PRELIMINARY SCOPE OF WORK

1. Remove wall between existing kitchen and meeting room.
2. Replace current HVAC system and related ductwork with new ductless split system.
3. Remove interior closets and relocate all electrical, including circuit breaker. Adjust lighting and receptacles as necessary.
4. Remove existing bathroom, and provide new accessible toilet room along front wall.
5. Relocate kitchen, and replace kitchen cabinets and flooring. Appliances to be reused.
6. Replace rear door with 2-panel french door.
7. Install patio and rear walkway to parking.
8. Repair all finishes where necessary, including patching wood flooring and refinishing; patching walls and ceilings; and painting.

AREA TAKE-OFF

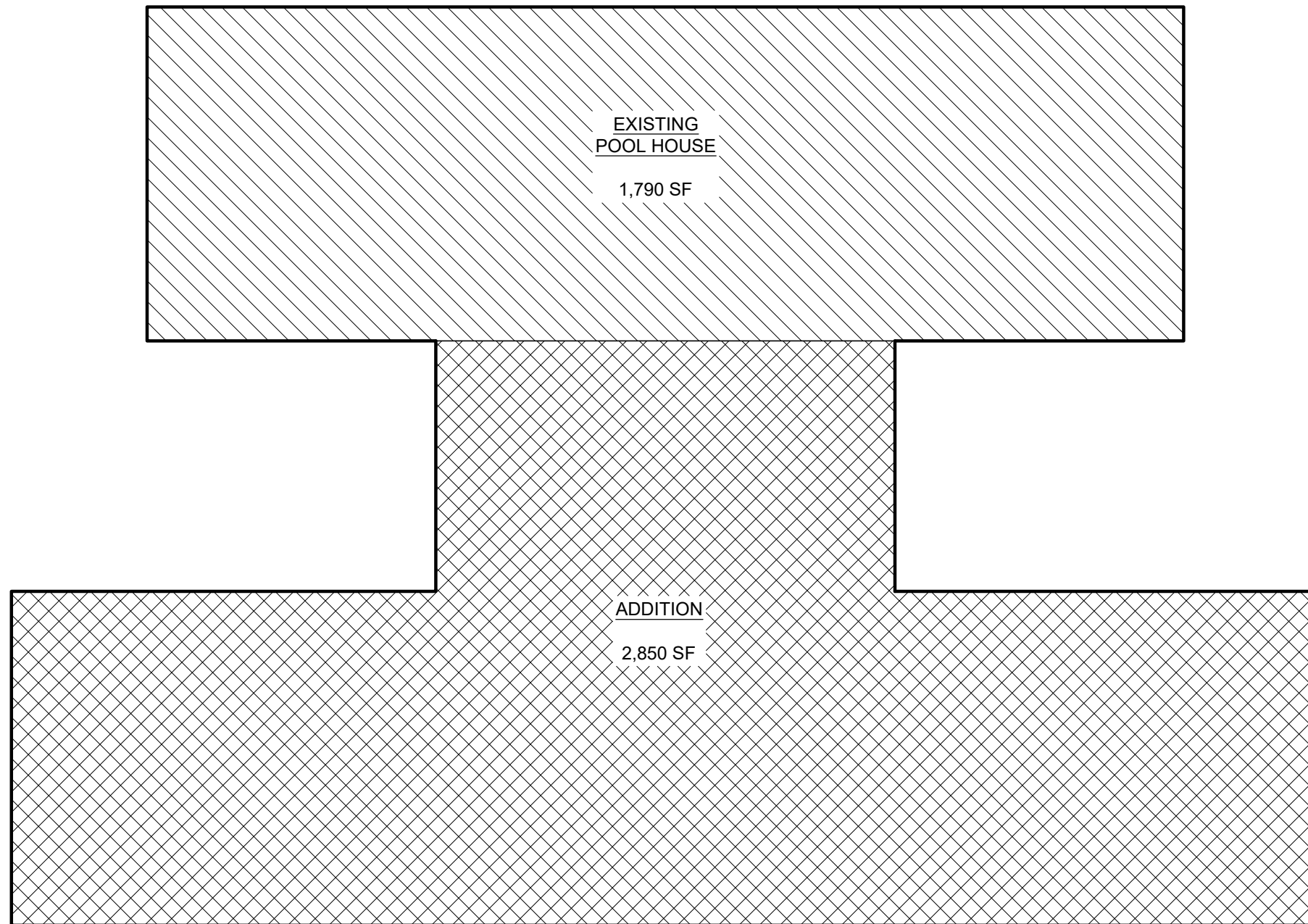
PARTY ROOM SF:	1,160 SF
KITCHEN SF:	105 SF
TOILETS SF:	90 SF
TOTAL SF:	1,355 SF
PATIO/ WALKWAY:	640 SF

OPTION 2 - PARTY ROOM RENOVATION

PRELIMINARY BUDGET ESTIMATE				
PROJECT: Party Room Renovation		TOTAL AREA (S.F.): 1,355 S.F.	DATE: 7 July 2020	
LOCATION: Alexandria, VA			No. OF STORIES: 1	
DIV	DESCRIPTION	SUBTOTAL COST	COST/ S.F.	%
A	SUBSTRUCTURE	0	0	0%
B10	SHELL: SUPERSTRUCTURE (wall removal and beam install)	12,195	9	5%
B20	SHELL: EXTERIOR ENCLOSURE (new double door)	5,420	4	2%
B30	SHELL: ROOFING	0	0	0%
C	INTERIORS	43,360	32	19%
D10	SERVICES: CONVEYING	0	0	0%
D20	SERVICES: PLUMBING	21,680	16	9%
D30	SERVICES: HVAC	54,200	40	23%
D40	SERVICES: FIRE PROTECTION (Allowance)	27,100	20	12%
D50	SERVICES: ELECTRICAL	32,520	24	14%
E	EQUIPMENT & FURNISHINGS	0	0	0%
F	SPECIAL CONSTRUCTION & DEMOLITION (Selective Demo)	20,325	15	9%
G	BUILDING SITE WORK (Patio pavers)	14,080	22	6%
BUILDING SUBTOTAL		\$ 230,880	\$ 170	\$ 230,880
General conditions 10 % x Building Subtotal				\$ 23,088
			SUBTOTAL A	\$ 253,968
Overhead 5% x Subtotal A				\$ 12,698
			SUBTOTAL B	\$ 266,666
Profit 10% x Subtotal B				\$ 26,667
			SUBTOTAL C	\$ 293,333
Contingency 15% (Recommended)				\$ 44,000
			BUILDING TOTAL	\$ 337,333

PRELIMINARY DESIGN FEES			
Consultant	Subtotal	Coordination fee @ 10%	TOTAL
Architectural Design	\$17,600	\$0	\$17,600
Civil Engineering	NA		NA
Structural Engineering	\$4,000	\$400	\$4,400
Geotechnical Engineering	NA	\$0	NA
Mech / Plbg / Elec. Engineering	\$7,000	\$700	\$7,700
TOTAL DESIGN FEES:			\$29,700

OPTION 3: POOL HOUSE RENOVATION AND COMMUNITY BUILDING ADDITION



FIRST FLOOR PLAN

PRELIMINARY SCOPE OF WORK

1. Existing pool house to be renovated. All mechanical system to be replaced with new ductless split system. All electrical, including lighting and power fixtures to be replaced. All locker rooms and restrooms will be provided with new finishes and fixtures.
2. Provide new building addition to incorporate a gym, a party room, restrooms, and a kitchen. Square footage for these rooms will be approximately similar to the existing rooms to be renovated as part of options 1 and 2.
3. Addition will consist of a 1-story structure with 12' story height; standard shallow concrete footings and slab on grade. Exterior enclosure will consist of 6 inch metal studs with brick veneer. Roof will consist of pre-engineered wood trusses, plywood sheathing, and asphalt shingles.

AREA TAKE-OFF

EXIST. POOL HOUSE: 1,790 SF

VESTIBULE SF:	30 SF
GYM SF:	1,200 SF
LOCKERS SF:	160 SF
PARTY ROOM SF:	1,160 SF
KITCHEN SF:	120 SF
TOILETS SF:	180 SF
ADDITION TOTAL SF:	2,850 SF

PARKFAIRFAX CONDOMINIUM - BUDGET ESTIMATE

RAMOS ARCHITECTS

14024 NORTHWYN DR, SILVER SPRING, MD 20904
PHONE: 301.404.7329

Date: July 8, 2020

Scale: 1"=10'

SHEET No.

A-30

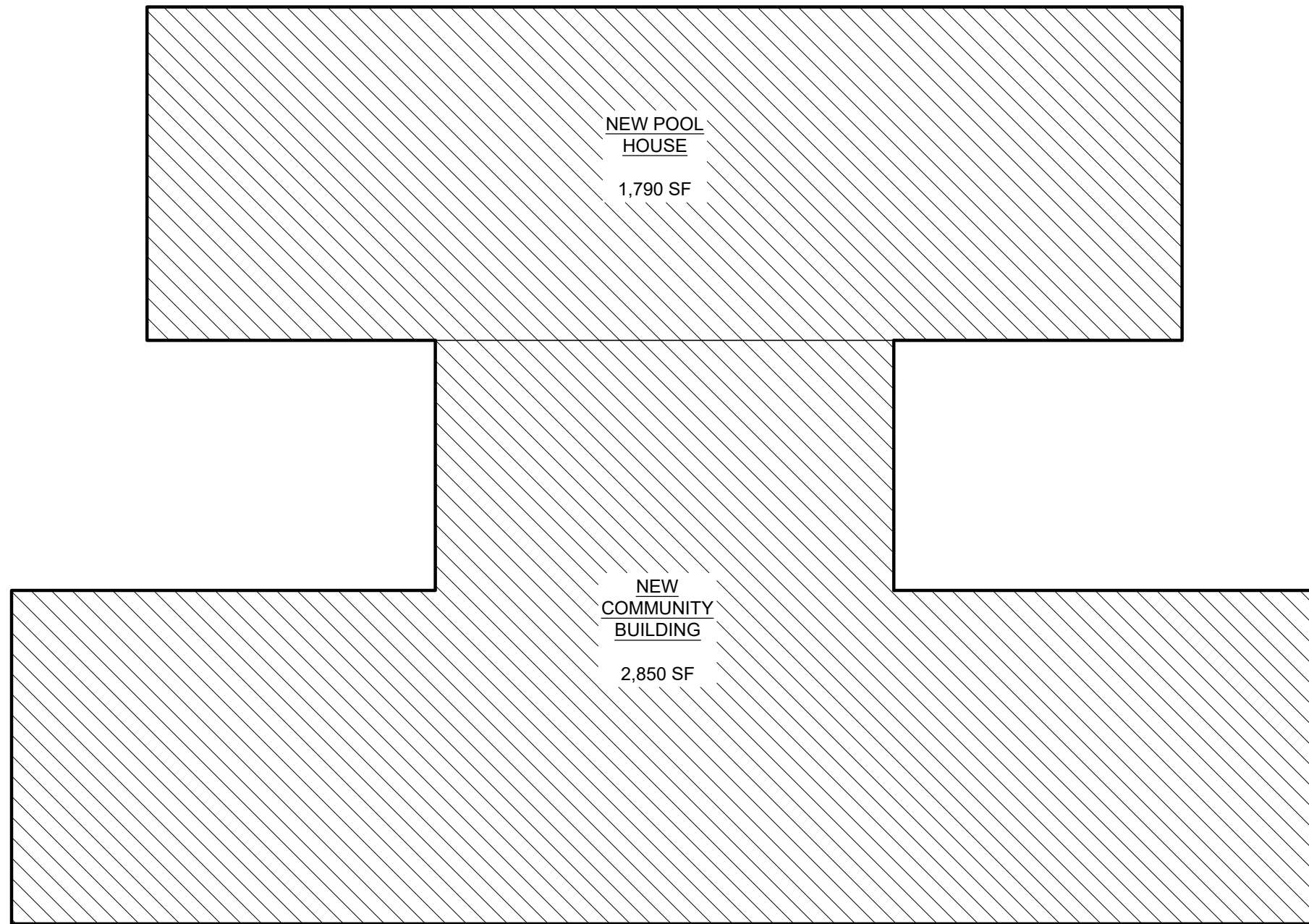
OPTION 3 - POOL HOUSE RENOVATION AND COMMUNITY BLDG. ADDITION

PRELIMINARY BUDGET ESTIMATE				
PROJECT: Pool House Reno and Addition	TOTAL AREA (S.F.):	4,640 S.F.	DATE:	7 July 2020
LOCATION: Alexandria, VA	Pool House Renov. (S.F.)	1,790 S.F.	No. OF STORIES:	1
	New Comm. Bldg. (S.F.):	2850 S.F.		
DIV	DESCRIPTION	SUBTOTAL COST	COST/ S.F.	%
A	SUBSTRUCTURE (New bldg. only)	51,300	18	6%
B10	SHELL: SUPERSTRUCTURE (New bldg. only)	14,250	5	2%
B20	SHELL: EXTERIOR ENCLOSURE (New bldg. only)	108,300	38	13%
B30	SHELL: ROOFING	18,560	4	2%
C	INTERIORS	185,600	40	22%
D10	SERVICES: CONVEYING	0	0	0%
D20	SERVICES: PLUMBING	92,800	20	11%
D30	SERVICES: HVAC	116,000	25	14%
D40	SERVICES: FIRE PROTECTION (Allowance)	37,120	8	4%
D50	SERVICES: ELECTRICAL	64,960	14	8%
E	EQUIPMENT & FURNISHINGS (Kitchen and Pool Equipment)	46,400	10	6%
F	SPECIAL CONSTRUCTION & DEMOLITION (Selective Demo)	35,800	20	4%
G	BUILDING SITE WORK (Allowance)	69,600	15	8%
	BUILDING SUBTOTAL	\$ 840,690	\$ 181	\$ 840,690
General Conditions 10 % x Building Subtotal				\$ 84,069
			SUBTOTAL A	\$ 924,759
Overhead 5% x Subtotal A				\$ 46,238
			SUBTOTAL B	\$ 970,997
Profit 10% x Subtotal B				\$ 97,100
			SUBTOTAL C	\$ 1,068,097
Contingency 15% (Recommended)				\$ 160,214
			BUILDING TOTAL	\$ 1,228,311

PRELIMINARY DESIGN FEES			
Consultant	Subtotal	Coordination fee @ 10%	TOTAL
Architectural Design	\$33,600	\$0	\$33,600
Civil Engineering*	\$85,000	\$0	\$85,000
Structural Engineering	\$13,000	\$1,300	\$14,300
Geotechnical Engineering*	\$10,000	\$0	\$10,000
Mech / Plbg / Elec. Engineering	\$13,000	\$1,300	\$14,300
TOTAL DESIGN FEES:			\$157,200

*Consultant to be retained by owner.

OPTION 4: NEW POOL HOUSE AND COMMUNITY BUILDING



FIRST FLOOR PLAN

PRELIMINARY SCOPE OF WORK

1. Existing pool house will be razed.
2. A new pool house similar in footprint will be built. New pool house will include same same rooms of existing building.
3. Provide new community building to incorporate a gym, a party room, restrooms, and a kitchen. Square footage for these rooms will be approximately similar to the existing rooms to be renovated as part of options 1 and 2.
4. New buildings will consist of a 1-story structure with 12' story height; standard shallow concrete footings and slab on grade. Exterior enclosure will consist of 6 inch metal studs with brick veneer. Roof will consist of pre-engineered wood trusses, plywood sheathing, and asphalt shingles.

AREA TAKE-OFF

NEW POOL HOUSE:	1,790 SF
VESTIBULE SF:	30 SF
GYM SF:	1,200 SF
LOCKERS SF:	160 SF
PARTY ROOM SF:	1,160 SF
KITCHEN SF:	120 SF
TOILETS SF:	180 SF
COM. BLDG. TOTAL:	2,850 SF

OPTION 4 - NEW POOL HOUSE AND COMMUNITY BLDG. ADDITION

PRELIMINARY BUDGET ESTIMATE				
PROJECT: New Pool House and Comm. Bldg		TOTAL AREA (S.F.): 4,640	DATE: 7 July 2020	
LOCATION: Alexandria, VA			No. OF STORIES: 1	
DIV	DESCRIPTION	SUBTOTAL COST	COST/ S.F.	%
A	SUBSTRUCTURE	83,520	18	9%
B10	SHELL: SUPERSTRUCTURE	23,200	5	2%
B20	SHELL: EXTERIOR ENCLOSURE	176,320	38	19%
B30	SHELL: ROOFING	18,560	4	2%
C	INTERIORS	185,600	40	20%
D10	SERVICES: CONVEYING	0	0	0%
D20	SERVICES: PLUMBING	92,800	20	10%
D30	SERVICES: HVAC	116,000	25	12%
D40	SERVICES: FIRE PROTECTION (Allowance)	37,120	8	4%
D50	SERVICES: ELECTRICAL	64,960	14	7%
E	EQUIPMENT & FURNISHINGS (kitchen and pool equipment)	46,400	10	5%
F	SPECIAL CONSTRUCTION & DEMOLITION (Pool House demo)	35,800	20	4%
G	BUILDING SITE WORK (Allowance)	69,600	15	7%
BUILDING SUBTOTAL		\$ 949,880	\$ 205	\$ 949,880
General Conditions 10 % x Building Subtotal				\$ 94,988
				SUBTOTAL A \$ 1,044,868
Overhead 5% x Subtotal A				\$ 52,243
				SUBTOTAL B \$ 1,097,111
Profit 10% x Subtotal B				\$ 109,711
				SUBTOTAL C \$ 1,206,823
Contingency 15% (Recommended)				\$ 181,023
				BUILDING TOTAL \$ 1,387,846

PRELIMINARY DESIGN FEES			
Consultant	Subtotal	Coordination fee @ 10%	TOTAL
Architectural Design	\$41,600	\$0	\$41,600
Civil Engineering*	\$85,000	\$0	\$85,000
Structural Engineering	\$16,000	\$1,600	\$17,600
Geotechnical Engineering*	\$10,000	\$0	\$10,000
Mech / Plbg / Elec. Engineering	\$16,000	\$1,600	\$17,600
DESIGN FEES TOTAL			\$171,800

*Consultant to be retained by owner.