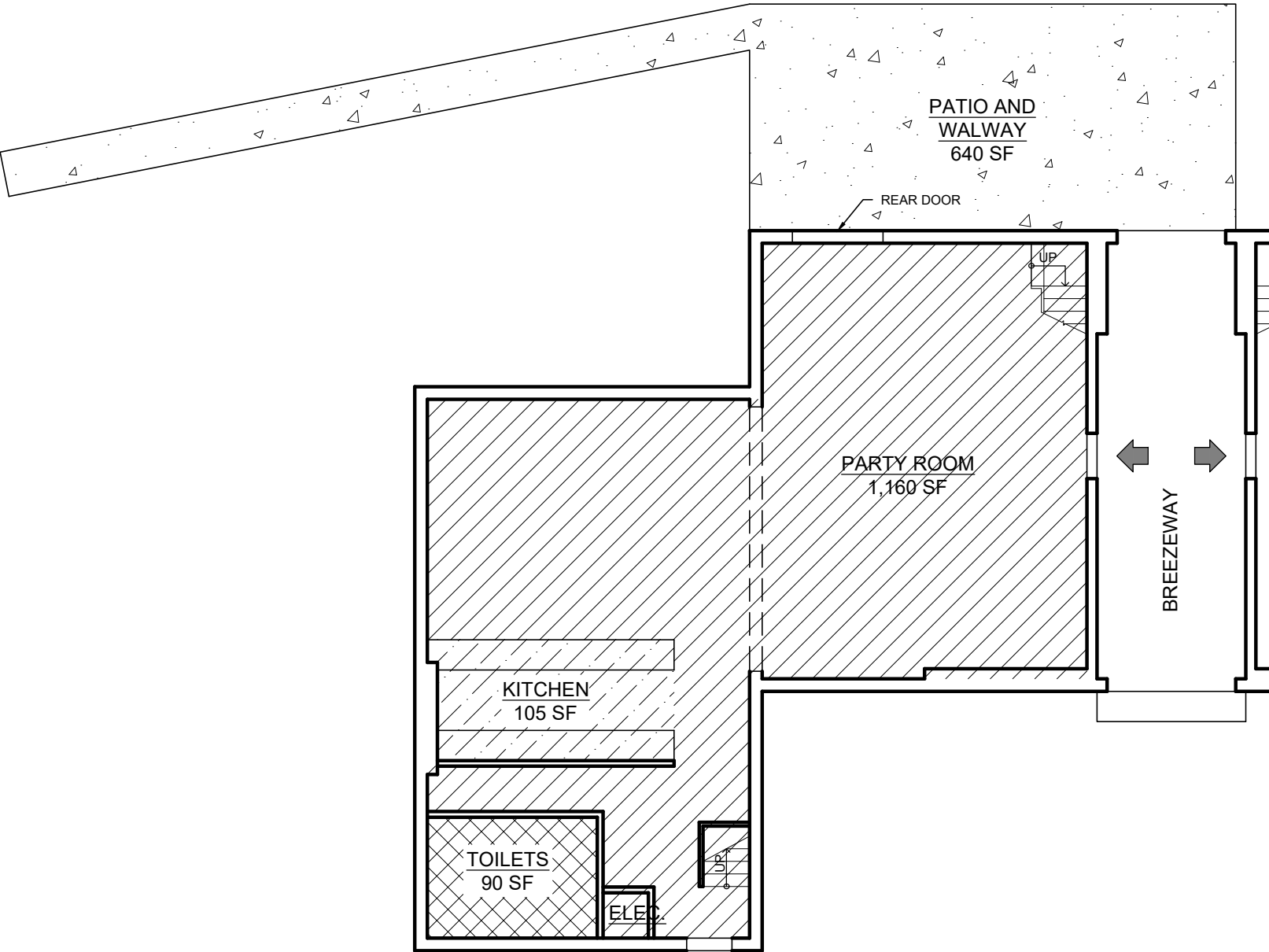


## **Discussion Item**

Capital Improvement  
Activities Committee Directive – Party Room

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
<b>TOTAL SF:</b>	<b>1,355 SF</b>
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%																																								
	<b>BUILDING SUBTOTAL</b>	<b>\$ 230,880</b>	<b>\$ 170</b>	<b>\$ 230,880</b>																																								
<table> <tr> <td>General conditions 10 % x Building Subtotal</td><td></td><td></td><td>\$</td><td>23,088</td></tr> <tr> <td></td><td><b>SUBTOTAL A</b></td><td></td><td>\$</td><td><b>253,968</b></td></tr> <tr> <td>Overhead 5% x Subtotal A</td><td></td><td></td><td>\$</td><td>12,698</td></tr> <tr> <td></td><td><b>SUBTOTAL B</b></td><td></td><td>\$</td><td><b>266,666</b></td></tr> <tr> <td>Profit 10% x Subtotal B</td><td></td><td></td><td>\$</td><td>26,667</td></tr> <tr> <td></td><td><b>SUBTOTAL C</b></td><td></td><td>\$</td><td><b>293,333</b></td></tr> <tr> <td>Contingency 15% (Recommended)</td><td></td><td></td><td>\$</td><td>44,000</td></tr> <tr> <td></td><td><b>BUILDING TOTAL</b></td><td></td><td>\$</td><td><b>337,333</b></td></tr> </table>					General conditions 10 % x Building Subtotal			\$	23,088		<b>SUBTOTAL A</b>		\$	<b>253,968</b>	Overhead 5% x Subtotal A			\$	12,698		<b>SUBTOTAL B</b>		\$	<b>266,666</b>	Profit 10% x Subtotal B			\$	26,667		<b>SUBTOTAL C</b>		\$	<b>293,333</b>	Contingency 15% (Recommended)			\$	44,000		<b>BUILDING TOTAL</b>		\$	<b>337,333</b>
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	<b>BUILDING TOTAL</b>		\$	<b>337,333</b>																																								

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
<b>TOTAL DESIGN FEES:</b>			<b>\$29,700</b>