

Discussion Item

Capital Improvement
Activities Committee Directive – Party Room



All dimensions, size designations given are subject to verification on job site and adjustment to fit job conditions.

The four circular diagrams illustrate the progression of a lesion:

- Normal:** A circle with a thin, dark outer ring and a light center.
- Mild:** A circle with a slightly thicker, dark outer ring and a light center.
- Severe:** A circle with a very thick, dark outer ring and a light center.
- Very Severe:** A circle with a very thick, dark outer ring and a light center.

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 7/16/2021
Printed: 7/16/2021

Park fair fax clubhouse Design

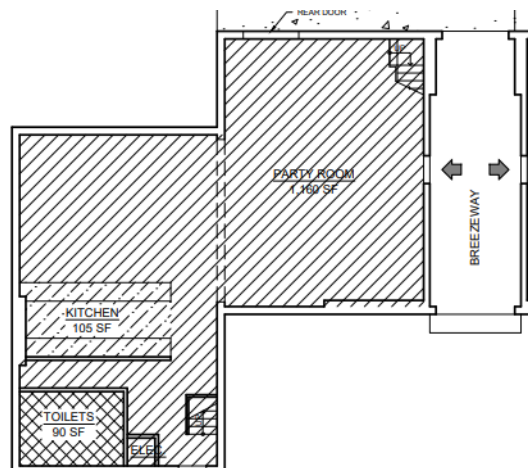
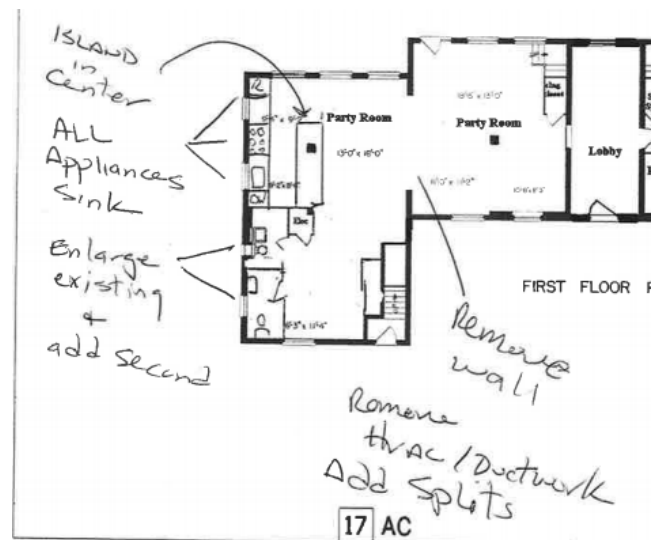
All

Drawing #: 1	No Scale.
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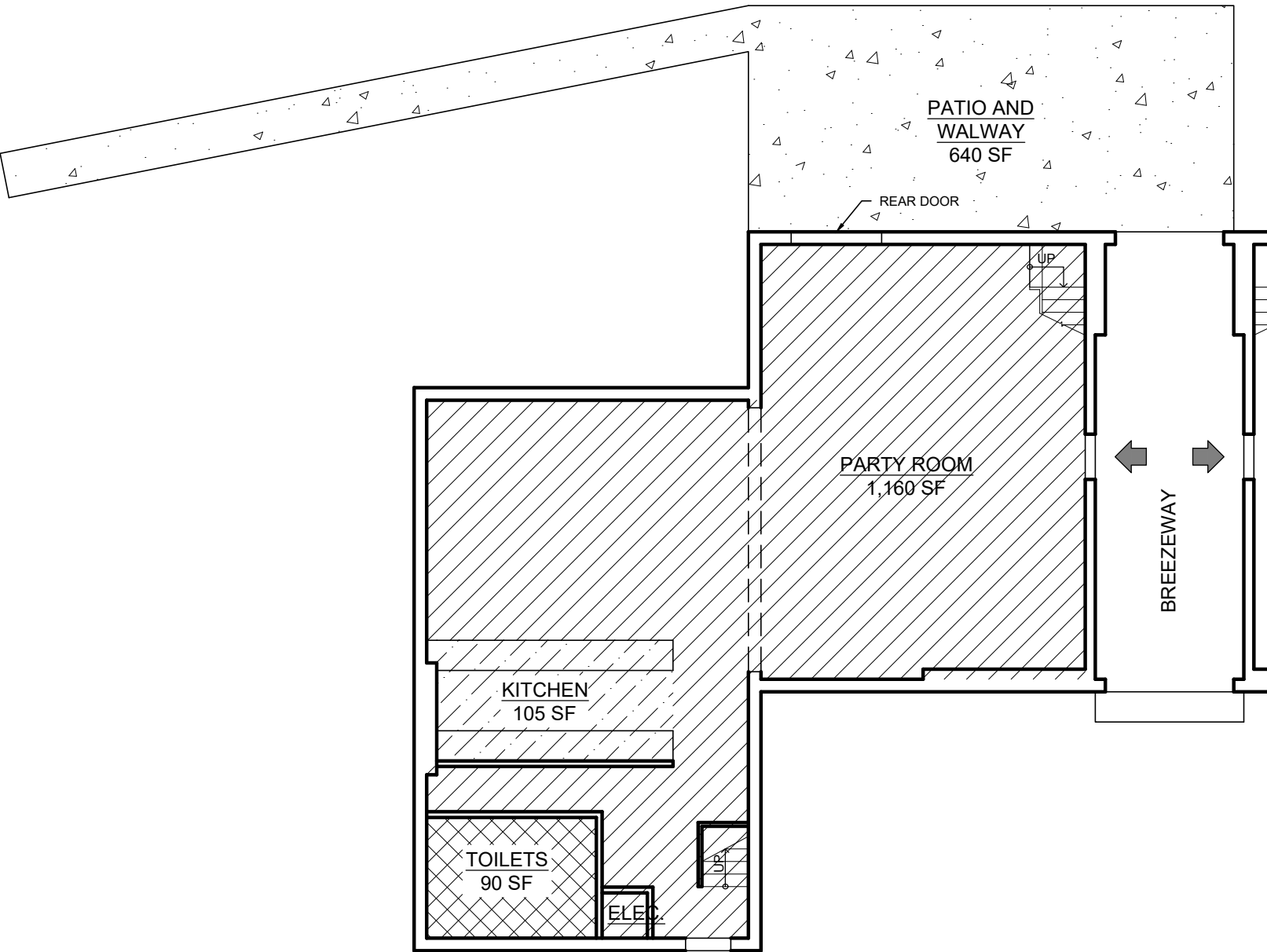
Activities Committee Preliminary Comments / July 2021 Board Meeting

Parkfairfax Party Room Ideas – in no particular order

- **1st floor storage closet with door** (for fold up tables, chairs, etc.) (If possible, door width over 36" – for easy access).
- **Continuous kitchen height counter “bar”** (recommend no island, make the most of the counter opportunity for serving).
- **Large wall mounted cable/streaming access TV** (with center wall removed, there are two places large enough for TV – wall next to existing kitchen (if it stays) and wall next to entry from lobby) .
- **Patio with built in bench(es)** (saves on additional patio furniture).
- **Recessed lighting or any overhead lights on dimmers** (really helps the atmosphere without the glare).
- **Furniture**



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																																								
<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>SUBTOTAL A</td><td></td><td>\$</td><td>253,968</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>SUBTOTAL B</td><td></td><td>\$</td><td>266,666</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>SUBTOTAL C</td><td></td><td>\$</td><td>293,333</td></tr> <tr> <td>Contingency 15% (Recommended)</td><td></td><td></td><td>\$</td><td>44,000</td></tr> <tr> <td></td><td>BUILDING TOTAL</td><td></td><td>\$</td><td>337,333</td></tr> </table>					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
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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