



WOODRIDGE ELEMENTARY SCHOOL

RENOVATION

**DEKALB COUNTY SCHOOL DISTRICT
PRELIMINARY REPORT**

OCTOBER 29, 2021



COOPER CARRY

Table of Contents

Section I	EXECUTIVE SUMMARY A. DESIGN TEAM & COST B. SCHEDULE C. INFORMATION TO BE PROVIDED BY OWNER
Section II	REVIEW OF OWNER DOCUMENTATION A. DESCRIPTION OF THE SCOPE B. REVIEW OF THE FACILITY ASSESSMENT REPORT C. REVIEW OF AS-BUILT DOCUMENTATION / BUILDING SPACE SURVEY D. CODE REVIEW
Section III	REVIEW OF EXISTING BUILDING A. ARCHITECTURAL ASSESSMENT B. MECHANICAL ENGINEER ASSESSMENT C. ELECTRICAL ENGINEER ASSESSMENT
Section VI	PRELIMINARY COST ESTIMATE A. PROPOSED SCOPE OF WORK B. ADDITIONAL SCOPE ITEMIZED C. FACILITY ASSESSMENT ESTIMATE



SECTION 1

EXECUTIVE SUMMARY



We have by all reasonable means reviewed the Woodridge Elementary School Building Assessment Report, As-Built drawings and conducted a site walk through to put together the report here in provided. We believe that the information provided will assist DeKalb County School District (DCSD) in making order of magnitude decisions for the Woodridge Elementary School (WES).

Existing Building

The existing building is in good condition for it's age. There has been some concern with exterior flooding around the playground areas. We believe that the excess water runoff from the neighboring play areas and lack of proper drainage channels has perpetuated the water accumulation. In addition, the building assessment reports that the existing kitchen equipment has reached it's life expectancy and should be replaced.

For the exterior, we have included options to repoint the damaged brick masonry, replace some of the hardware for the entry doors, and replace the damaged limestone panels located at many of the entrances. These upgrades will improve and help extend the life of the building.

Scope Recommended by Architect

The recommended scope of work includes HVAC replacement. Since the construction will impact the ceiling level, we recommend a one to one lighting replacement of the existing florescent fixtures for LED fixtures. Complete replacement of ceiling, installation of new fire sprinkler system and new roof. It has been our experience that since the above scope overlaps, it is best to conduct this scope as one package and provide a security vestibule since it's keeping with renovation scope by DCSD. The order of magnitude cost of the proposed scope is approximately \$6.3M. To facilitate the decision making process, we have included an additional scope cost estimate menu, similar to an a la carte menu in a restaurant, that could be added to the project scope/cost according to DeKalb County School District priorities.

We are very sensitive to the need for DCSD to be good stewards of the money invested in each school. We understand the budget constraints and the need to stay within budget. We as professionals believe that we bring all the facts to you, which will allow you as the Owner to make informed decisions. We see our next step as walking through each item that has been noted in this report and together working through what should be included in the scope of work for Woodridge Elementary School.

Schedule

Cooper Carry will be able to determine the Woodridge Elementary School project schedule upon the receipt of an approved scope.



DESIGN TEAM & COST

DESIGN TEAM

School Address: Woodridge Elementary School
4120 Cedar Ridge Trail
Stone Mountain, Georgia 300083

Managing Principal Robert A. Just/Cooper Carry

Project Manager Sophia Tarkhan/Cooper Carry

Project Architect Evan Saadat/Cooper Carry

Mechanical Scott Buchberger/Johnson, Spellman & Associates
Electrical Jeff Williams/Bolden-Williams Associates, Inc.

Plumbing Scott Buchberger/Johnson, Spellman & Associates

Cost Estimating: Dan Ergle/ADE Construction Consultants

COST	Stated Cost Limitation (SCL)	\$5,584,500
	RFP Scope	\$2,342,337
	Scope Proposed by Architect	\$6,371,563

Through a third party cost estimator, we have established estimated costs for the base scope of work and for additional items that may be required. The estimate will enable DeKalb County Schools to compare differences and prioritize areas of work.

SCHEDULE

SCHEDULE: TO BE DETERMINED UPON RECEIPT OF APPROVED SCOPE

Construction / Phasing

The school is currently occupied and work will be performed over the summer. Phasing will be determined after the full scope of work is resolved. Although DCSD is open to installing the sprinkler system over two summers, we highly recommend completing the work over one summer. It would provide better pricing for the Owner, because the contractor will have a shorter window to hold the project cost (one summer vs. one year). The market is currently unpredictable and quality contractors may very well steer away from a project that would require them to hold their cost for one year, considering the limited overall project work. Below are the milestone requested by DCSD.

Construction Manager and Architect will work together to coordinate the most efficient phasing for the project.



INFORMATION TO BE PROVIDED BY THE OWNER

INFORMATION TO BE PROVIDED BY OWNER

- Confirmed Project Scope
- Preliminary Report Approval
- Land Survey
- 2009 Geotechnical Report
- Environmental Report
- GDOE Local Facilities Plan/ Funding Application
- DCSD Guide Specifications
- Flow Test
- Roof warranty



COOPER CARRY



SECTION 2

REVIEW OF OWNER DOCUMENTATION

A. Description of the scope:

We were asked by DCSD to provide a new HVAC system for the entire building.

Proposed approach:

- Document existing mechanical equipment throughout the school
- We anticipate penetrations above the ceilings in the corridors. A unit cost and allowance will be requested of the contractors for this scope.
- We anticipate complete removal and replacement of acoustical ceiling tile.

B. Review of the Facility Assessment Report

The School Assessment report from September 24, 2021, describes the existing building and recommends repair work.

The following repair / replacement recommendations are listed in the Assessment:

- Emergency exit signage replacement
- Fire Alarm Replacement
- Security alarm camera replacement
- Wall pack lighting replacement
- Gutter joint repair
- Electric unit heater replacement
- Exterior metal cooling tower replacement
- Heat exchanger replacement
- Package DX unit replacement
- Electrical transformer replacement
- Panelboard replacement
- Switchgear replacement

The current budget for the project does not include the work described in the facilities assessment report. It is our understanding that some of these repairs are being completed through different projects. Items can be added to the scope of work if requested by DCSD or where integral to the conversion project.



REVIEW OF OWNER DOCUMENTATION

C. Review of As-built Documentation / Building Space Survey

Woodridge Elementary School was constructed in 1973 as a single story school building constructed primarily of brick, structural concrete and CMU. A gymnasium addition was constructed in 2001. The current building size is approximately 61,806 square feet. The school has pyramid hip, standing seam metal roofs throughout with internal roof drainage. Accessory spaces include a large cafeteria with stage, gymnasium with stage, an open scheme, and a double volume media center for the students.

The gymnasium has a pitched standing seam metal, steel structure, and operates on its own HVAC systems. The gymnasium is comprised of a steel structure with a masonry skin. The gym entry is accessible via covered walkway from the main building

The site is 13.2 acres with several playground and recess areas for the students.

Building Timeline:

- 1973 - Construction of original classroom building and cafeteria.
- 2001 - Classroom wing addition

DCSD has provided as-builts of the original drawings and additions for the structure. These drawings will be used to prepare the renovation drawings for the High School.

D. Code Review:

The existing building was constructed in 1975 and met current building code at the time of it's construction. A code review relative to the scope of work will be performed in preparation for the renovation. The following items are noted as potential code issues, items may be added to this list as the design evolves and scope of work is established.

- ADA Compliance: The existing building has multiple wings all on 1 level. There is a stage in the cafeteria that is not outfitted with a wheelchair lift. During the most recent survey the wheelchair lifts at stairs were either missing or broken. Elevators or ramps are preferred over lifts due to easier maintenance.
- Egress: Door hardware does not meet egress requirements. Handrails to not extend proper distances and are not continuous throughout
- Site: Concrete ramps around the property may need handrails and guardrails.

Permitting

This Project is located in DeKalb County. Due to the nature of the Pandemic, all permitting procedures and submissions are filed with the DeKalb County's Department of Planning and Sustainability electronically. The three (3) step permitting process will begin with uploading the completed Building Permit Application Form with all applicable drawings and documents included. Any payments or relevant fees are due upon application submission. DeKalb County will review the application with included documents and issue additional comments and or approval within 90-120 business days. Upon receipt of approval from DeKalb County, applicant's permit will be issued, and applicant may proceed with scheduling inspections. Any Projects dealing with health will need be submitted as a separate document for permitting through DeKalb County.

Applicable Codes

Building:	International Building Code (IBC), 2018 Edition with Georgia Amendments (2020)
Fire:	International Fire Code (IFC), 2018 Edition with Georgia Fire Marshal Amendments
Life Safety:	National Fire Protection Association (NFPA) 101 Life Safety Code, 2018 Edition
Mechanical:	International Mechanical Code, 2018 Edition with Georgia Amendments (2020)
Plumbing:	International Plumbing Code, 2018 Edition with Georgia Amendments (2020)
Electrical:	National Electrical Code, 2017 Edition
Gas:	International Fuel Gas Code, 2018 Edition with Georgia Amendments (2020)
Accessibility:	U.S. Department of Justice A.D.A. Standards for Accessible Design (ADA) - 2010 edition Chapter 120-3-3 Rules and Regulations for the State Minimum Fire Standards in Georgia
Energy:	International Energy Conservation Code (IECC), 2015 Edition with Supplements and Georgia Amendments (2020)



WOODRIDGE SCHOOL
DEKALB COUNTY

SECTION 3

REVIEW OF EXISTING BUILDING

A. ARCHITECTURAL

The existing building exterior is in fair condition.

- It is recommended to refresh all painted window panel portions around the exterior facades.
- There is currently no access to the roof. A roof hatch or exterior ladder should be added to provide safe access to the roof. It is recommended that the roof ladder is added near the exterior loading platform, on the back side of the stage.



REVIEW OF EXISTING BUILDING



i. Exterior Walls

- Exterior brick has some defects typical of a building of its age. Mortar has been washed away by weathering or pressure washing.
- Some of the walkways surrounding the school are cracking and a trip hazard.
- Proposed Repairs:
 - Repoint brick at areas of mortar damage.
 - Provide roof access via ladder with cage
 - Repaved and level damaged walkways and provide proper railing where necessary per ADA access requirements.

ARCHITECTURAL EXTERIOR



i. Exterior Walls (continued)

- There are some drainage problems near the playground area from excess water drainage from hill near-by and improper or impeded drainage paths.
- There is facade/lower roof damage at loading areas for the kitchen. Damaged concrete panels have been replaced with plywood.



- Proposed Repairs:
 - Create a proper drainage channel to avoid puddling and water accumulation near play area and outside of classroom's (exterior) exits.
 - Provide bollards or stops to limit trucks from hitting building facade.



REVIEW OF EXISTING BUILDING



ii. Interior

- We propose a secure vestibule will be added to the main entry. This would require the removal of the existing central planter/ seating build-out and the addition of some storefront to enclose the entry. Security systems will include but may not be limited to surveillance cameras, electric strikes with buzzers, and bulletproof glass.
- The school contains a mixture of fluorescent and LED light fixtures. The architect proposes that these all be replaced along with the acoustical ceilings throughout.
- There are floor material changes throughout the corridors.
- There are ceiling leaks throughout the school in isolated areas.



WOODRIDGE ELEMENTARY SCHOOL

ARCHITECTURAL ASSESSMENT



ii. Interior (continued)

- Proposed Repairs:
 - Investigate source of roof leaks and repair is required
 - Replace light fixtures with LED
 - Replace damaged acoustical ceiling tiles



REVIEW OF EXISTING BUILDING



ii. Interior (continued)

- Recommended to update all lighting in media center to LED.
- Build CMU walls adjacent to bookshelves.
- Might provide a mild barrier at media center entrance for better traffic control.



ARCHITECTURAL ASSESSMENT



iii. Kitchen Equipment

- The existing kitchen contains equipment that either is not used or is not operating properly.
- Vent hood can be resized based on unused equipment that can be removed.
- Proposed Repairs:
 - Determine what equipment needs repair or can be removed.
 - Resize vent hood to accommodate equipment changes.



REVIEW OF EXISTING BUILDING

iv. Restrooms and Drinking Fountains (continued)

- Drinking Fountains

- Existing water coolers appear to be in proper condition. The owner may want to add bottle fillers at existing water cooler locations.

- Recommend bringing water coolers up to ADA Standard heights and clearances.

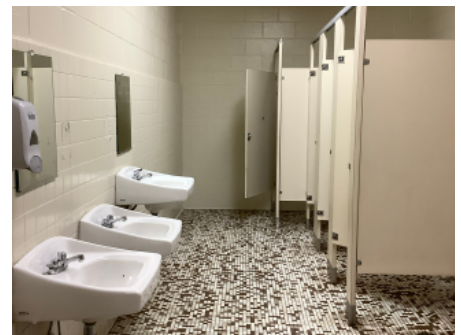
- Restrooms

- Toilet fixtures appear to be in proper operating condition.

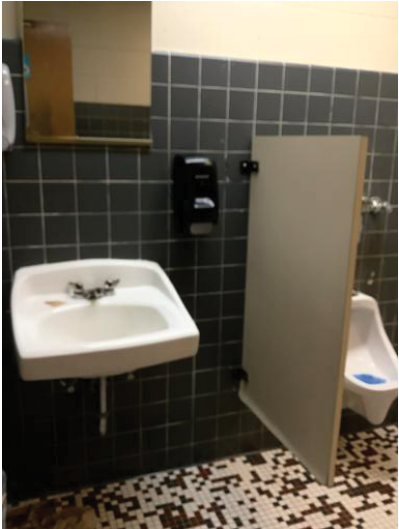
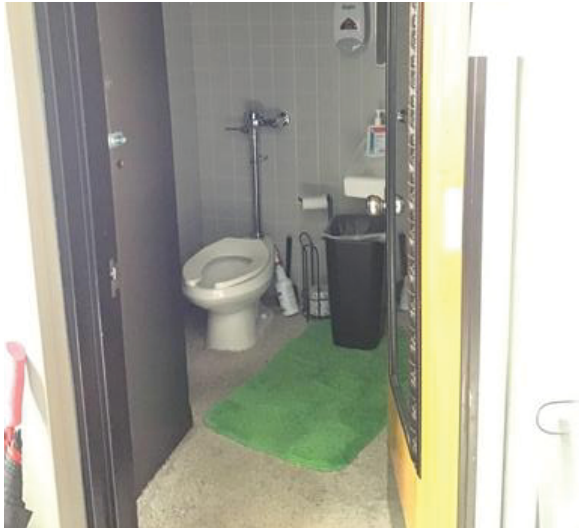
- Multiple restrooms require the installation of toilet paper holders and sanitary napkin dispensers.

- Recommend bringing gang restrooms and individual restrooms up to ADA Standards.

- Floor finishes for the restrooms include VCT and ceramic tile. Patch and provide thresholds between floor material transitions.



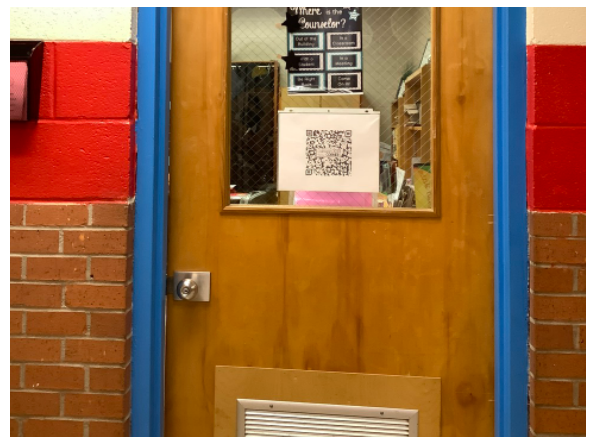
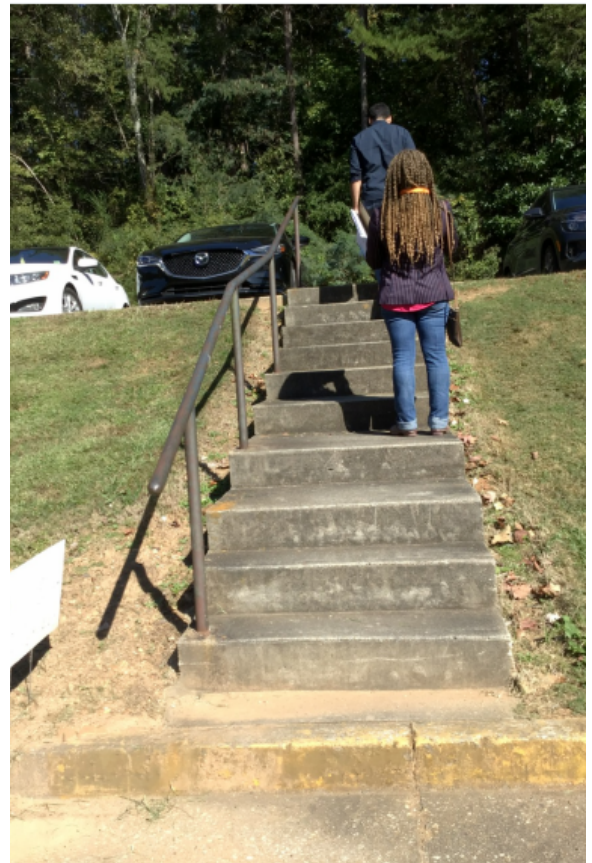
ARCHITECTURAL ASSESSMENT



REVIEW OF EXISTING BUILDING

v. ADA Compliance & Building Accessibility

- Interior and exterior handrails do not currently meet the standards for egress. Many handrails do not extend the proper distances at the top or bottom of staircases. There are multiple cases where the handrails are not continuous where required.
- Current, main stairway from parking lot to school entry does not have the proper top and bottom landing requirements.
- Door hardware does not meet ADA requirements in multiple locations. Round door knobs should be switched out for levers.
- Door clearances do not meet ADA requirements in multiple locations.
- Exterior concrete ramps may need handrails depending on slope of ramp.
- Light switches are currently mounted too high to meet accessibility requirements.
- There is no ADA access to the stage in the cafetorium.
- Restrooms have multiple ADA concerns including turning radius and door clearances.



ARCHITECTURAL ASSESSMENT



REVIEW OF EXISTING BUILDING

vi. Mechanical Engineering Assessment

A. The proposed project will include the replacement of HVAC components for the existing Woodridge Elementary School. The project site is located at 4120 Cedar Ridge Trail, Stone Mountain.

- HVAC:
 - The school is conditioned using cooling tower and boiler combination, which circulates chilled water/hot water to hallway plenum mounted water source heat pumps in most classrooms and corridors. Kitchen ventilation and makeup is achieved using the cooking equipment exhaust hood along with a conditioned air makeup system.

- Fire Suppression:
 - Currently, the school has limited fire protection service, isolated to the stage of the cafetorium. The remainder of the school is not served by a fire protection system. A hydrant is located on the school property in front of the main private drive of the school.

- Security Entry:
 - Currently, the school lacks a security vestibule to meter persons entering the school.

B. The scope of work includes, but is not limited to the following:

- a) Replacement of HVAC components throughout the building. This includes classroom and common area water source heat pumps, kitchen ventilation and makeup air equipment, boiler(s) and pumps, air distribution. Exhaust systems for toilet rooms will need to be redesigned.



MECHANICAL ENGINEERING ASSESSMENT

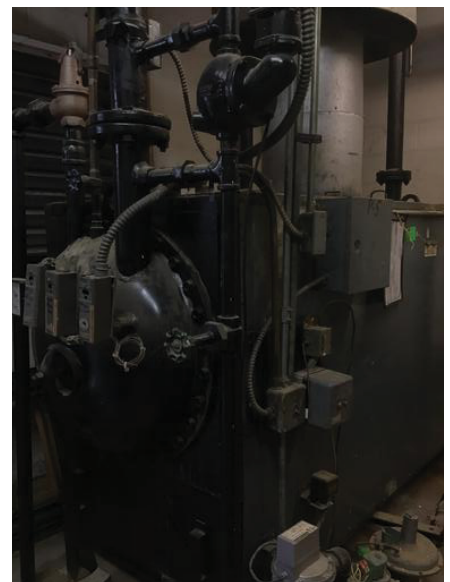
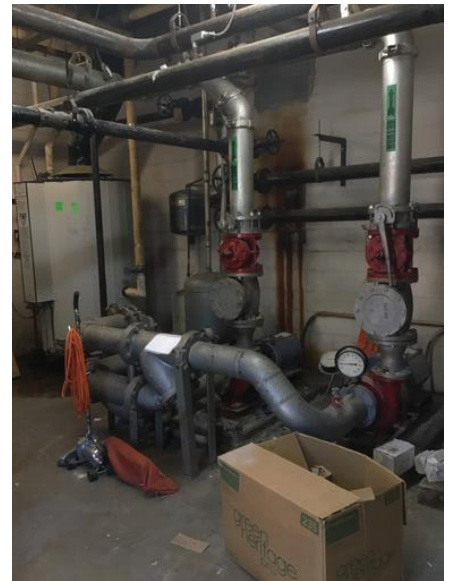
b) Kitchen Ventilation system may be redesigned with cooking equipment optimization. A full review of the cooking equipment use, including dishwashing machine, may be considered for redesigning the exhaust systems in the space.

c) Design and install a fire suppression system for the entire school. This system will be separate from the current system in place in the cafetorium. A fire hydrant directly in front of the building may provide an entry point for the sprinkler riser and installation of the riser in the mechanical room near this location. The fire line location would need to be confirmed and possible branch point installed near the southern portion of the site.

d) Support the addition of a security vestibule. HVAC air distribution may need to be reworked if new walls create obstructions to current airflow patterns and spaces.

e) A thorough review of the kitchen envelope and humidity conditions may reveal the need for additional space conditioning and/or moisture barrier design. The dry storage area has been affected by local moisture producing occurrences, including the access to a crawl space high in the wall.

f) If ADA requirements need to be addressed, supportive plumbing redesign may be necessary. Specifically, if toilet rooms need to meet ADA standards, adjustments to plumbing fixture locations will require plumbing design. Additionally, drinking fountains may be addressed.

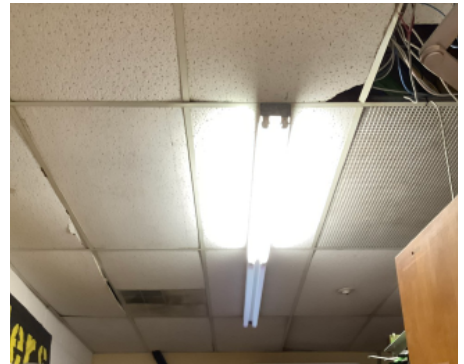


REVIEW OF EXISTING BUILDING

vii. Electrical Engineering Assessment

A. General Electrical

- Power Distribution Systems
 - Existing electrical service is original to building and is in poor condition. Service is rated for 1000 Amps at 277/480 Volts, 3-Phase, 4-Wire.
 - Panelboards and transformers throughout building are original to building and in need of replacement.
 - Emergency generator does not exist for this school.
 - Emergency lighting is currently tapped ahead of main and is a code violation.
- Lighting
 - Existing lighting is 2'x4' fluorescents and in need of replacement.
 - Existing emergency lighting is provided by battery packs on walls. All are fed by tap ahead of main and is a code violation.
- Fire Alarm
 - Fire alarm system does not meet current life safety codes and is in need of replacement

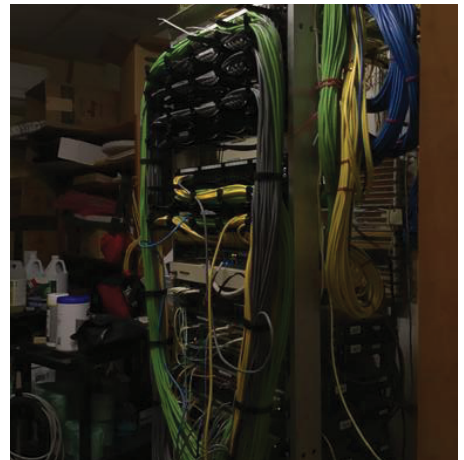


B. Electrical Scope

- Power Distribution
 - Upgrade electrical service, provide new panels and circuiting for HVAC system replacement.

ELECTRICAL ENGINEERING ASSESSMENT

- Lighting
 - Provide new LED lighting and controls throughout building to meet IECC. This includes new LED lighting in Gymnasium.
 - Provide new emergency generator and separate life safety and non-life safety systems.
- Fire Alarm System
 - Provide new fire alarm system throughout building per DeKalb County design guidelines.





64075818

4067748

64917300

400122

SECTION 4

COST

A. Proposed Scope of work:

We have provided cost for the base scope of work for this project. A brief description of that scope is noted below:

Proposed Scope

- Replacement of HVAC components throughout the building
- Replacement of ceiling and ceiling grid

B. Additional Scope Itemized.

Pricing has been provided for additional scope which arose from the review of the building assessment report as well as the site visit. Most of the items indicated as additional scope are to be provided at the Owners discretion, in consideration of the long term goals for the facility. The estimate has been provided “a la carte”, allowing the Owner to select scope separately. Each line item also shows the associated mark up providing clarity of how it would impact the total project cost.



ORDER OF MAGNITUDE COST ESTIMATE

REPORT SECTION	DESCRIPTION	QTY	UNIT	COST	TOTAL	TOTAL + GC, FEES, CONTINGENCY
						141.68%
I PROPOSED SCOPE OF WORK PER DCSD						
	Demo Existing HVAC & Install New HVAC throughout	56044	SF	23.50	\$ 1,317,034	\$ 1,865,929
	Demolish and Replace Ceiling and Ceiling Grid	56044	SF	6.00	\$ 336,264	\$ 476,407
	SubTOTAL				\$ 1,653,298	\$ 2,342,337
TOTAL W/OUT MARKUPS					\$ 1,653,298	
	GENERAL CONDITIONS		7.0%		115,731	
	FEE		6.0%		106,142	
	BONDS, INSURANCES, AND FEES		3.0%		56,255	
	DESIGN CONTINGENCY (NOT CONSTRUCTION CONTINGENCY)		10.0%		193,143	
				* TOTAL PROJECT COST	\$ 2,124,568	
				ESCALATION @ 5 % for 2 YRS	\$ 2,342,337	
				STATED COST LIMITATION	\$ 5,584,500	
				PROJECT COST (OVER)/UNDER	\$ 3,242,163	
* NOTE: PRICING IS AN 'ORDER OF MAGNITUDE' ANALYSIS BASED ON SITE AND BUILDING OBSERVATIONS, DISCUSSIONS, AND AVAILABLE PLANS.						
* DOES NOT INCLUDE HVAC REPLACEMENT IN GYMNASIUM						
* DOES NOT INCLUDE FF&E.						

ORDER OF MAGNITUDE COST ESTIMATE

REPORT SECTION	DESCRIPTION	QTY	UNIT	COST	TOTAL	TOTAL + GC, FEES, CONTINGENCY
						141.68%
II ARCHITECTURAL RECOMMENDED SCOPE						
Security Vestibule						
	GWB Ceiling (Specialty Ceiling)	1000	SF	8.50	\$ 8,500	\$ 12,043
	Porcelain Tile	500	SF	\$ 15.00	\$ 7,500	\$ 10,626
	Storefront Doors (Double Doors)	3	EA	2,750.00	\$ 8,250	\$ 11,688
	Bulletproof Glass	600	SF	75.00	\$ 45,000	\$ 63,754
	Aluminum Storefront	600	SF	50.00	\$ 30,000	\$ 42,503
	Low Voltage / Security at Vestibule	1	LS	25,000.00	\$ 25,000	\$ 35,419
	Security Vestibule Sub-Total					\$ 176,033
Add Fire Sprinkler to Building						
	Fire Sprinkler Room	50	SF	200.00	\$ 10,000	\$ 14,168
	Provide Sprinkler System to entire Bldg.	61806	SF	3.00	\$ 185,418	\$ 262,694
	Fire Line into Building	100	LF	80.00	\$ 8,000	\$ 11,334
	Demo/ Patch site improvements for Fire Line	1	LS	10,000.00	\$ 10,000	\$ 14,168
	Fire Sprinkler Pump	1	LS	75,000.00	\$ 75,000	\$ 106,257
	Upgrades to Fire Alarm to comply with new sprinkler system. Replace the existing fire alarm control panel in order to upgrade the existing system such that the additional SLC circuits can be added to the fire alarm system. Reconnect and interface existing devices, NACs, and fire alarm power supplies to new fire alarm control panel for a fully integrated system.	1	LS	7,500.00	\$ 7,500	\$ 10,626
	Add Fire Sprinkler to Building Sub-Total					\$ 419,247
	Bollards (Add at Loading Dock)	3	EA	850.00	\$ 2,550	\$ 3,613
	Downspout Replacement	225	LF	25.00	\$ 5,625	\$ 7,969
	New Fire Alarm System throughout building	61806	SF	4.50	\$ 278,127	\$ 394,041
	Replace Light Fixtures (Includes Demolition)	61806	SF	9.25	\$ 571,706	\$ 809,973
	Roof Replacement (Mod. Bit.)	27817	SF	\$ 18.50	\$ 514,615	\$ 729,088
	Roof replacement (Standing Seam)	33989	SF	\$ 17.50	\$ 594,808	\$ 842,703
	Roof Ladder	1	EA	\$ 2,500.00	\$ 2,500	\$ 3,542
	Patch holes above ceiling	56044	LS	\$ 2.25	\$ 126,099	\$ 178,653
	SubTOTAL				\$ 2,843,961	\$ 4,029,227



III <u>OPTIONAL ADDITIONAL SCOPE</u>							
Provide ADA Access to the Stage	1	LS	\$ 12,000.00	\$ 12,000	\$	17,001	
Exterior Masonry Patching (Allowance)	1	LS	25,000.00	\$ 25,000	\$	35,419	
Stainless Steel Handrail	100	LF	150.00	\$ 15,000	\$	21,251	
Solid Core Interior Doors (Narrow Lite w/ Hardware)	100	EA	975.00	\$ 97,500	\$	138,135	
Storefront Glazing (Includes removal and installation)	5873	SF	60.00	\$ 352,380	\$	499,240	
Water Cooler w/ Bottle Filler (Single Fountain)	6	EA	\$ 3,000	\$ 18,000	\$	25,502	
LVT	500	SF	6.50	\$ 3,250	\$	4,604	
VCT	500	SF	4.50	\$ 2,250	\$	3,188	
Guardrail (Galvanized Steel)	50	LF	\$ 125	\$ 6,250	\$	8,855	
Gang Restroom Code Upgrades (1 restroom)	6	LS	\$ 85,000	\$ 510,000	\$	722,551	
Roof Replacement (TPO)	47003	SF	\$ 17.50	\$ 822,553	\$	1,165,364	
Handrail (Galvanized Steel)	150	LF	\$ 75	\$ 11,250	\$	15,939	
Sidewalk demolition and replacement	1	LS	\$ 25,000	\$ 25,000	\$	35,419	
Correct Drainage near the playground	1	LS	\$ 10,000	\$ 10,000	\$	14,168	
SubTOTAL				\$ 1,875,433	\$	2,657,049	
TOTAL W/OUT MARKUPS				\$ 4,719,393			
GENERAL CONDITIONS		7.0%		330,358			
FEE		6.0%		302,985			
BONDS, INSURANCES, AND FEES		3.0%		160,582			
DESIGN CONTINGENCY (NOT CONSTRUCTION CONTINGENCY)		10.0%		551,332			
			* TOTAL PROJECT COST	\$ 6,064,649			
			ESCALATION @ 5% for 2 Yrs	\$ 6,686,276			
* NOTE: PRICING IS AN 'ORDER OF MAGNITUDE' ANALYSIS BASED ON SITE AND BUILDING OBSERVATIONS, DISCUSSIONS, AND AVAILABLE PLANS.							
* DOES NOT INCLUDE FF&E.							

ORDER OF MAGNITUDE COST ESTIMATE

REPORT SECTION	DESCRIPTION	QTY	UNIT	COST	TOTAL	TOTAL + GC, FEES, CONTINGENCY
						141.68%
IV FACILITY ASSESSMENT						
	Emergency Exist Signage Replacement	1	LS	10,943.00	\$ 10,943	\$ 15,504
	Fire Alarm Replacement	1	LS	321,192.00	\$ 321,192	\$ 455,054
	Security Alarm Camera Replacement	1	LS	5,420.00	\$ 5,420	\$ 7,679
	Wall Pack Lighting Replacement	1	LS	6,762.00	\$ 6,762	\$ 9,580
	Gutter Joint Repair	1	LS	929.00	\$ 929	\$ 1,316
	Electric Unit Heater Replacement	1	LS	2,443.00	\$ 2,443	\$ 3,461
	Exterior Metal Cooling Tower Replacement	1	LS	48,312.00	\$ 48,312	\$ 68,447
	Heat Exchanger Replacement	1	LS	30,204.00	\$ 30,204	\$ 42,792
	Package DX Unit Replacement	1	LS	496,787.00	\$ 496,787	\$ 703,831
	Electrical Transformer Replacement	1	LS	28,735.00	\$ 28,735	\$ 40,711
	Panelboard Replacement	1	LS	107,537.00	\$ 107,537	\$ 152,355
	Switchgear Replacement	1	LS	36,090.00	\$ 36,090	\$ 51,131
	SubTOTAL				\$ 1,095,354	\$ 1,551,860

TOTAL W/OUT MARKUPS		\$ 1,095,354
GENERAL CONDITIONS	7.0%	76,675
FEE	6.0%	70,322
BONDS, INSURANCES, AND FEES	3.0%	37,271
DESIGN CONTINGENCY (NOT CONSTRUCTION CONTINGENCY)	10.0%	127,962
	* TOTAL PROJECT COST	\$ 1,407,583
	ESCALATION @ 5% for 2 Years	\$ 1,551,860
*** The cost above are pulled from the Facility Assessment Report Dated		





COOPER CARRY

