

# CHESTNUT ELEMENTARY SCHOOL

## RENOVATION

### DEKALB COUNTY SCHOOL DISTRICT PRELIMINARY REPORT

OCTOBER 29, 2021



# Table of Contents

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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. CIVIL ENGINEER ASSESSMENT C. PLUMBING ENGINEER ASSESSMENT D. ELECTRICAL ENGINEER ASSESSMENT
Section VI	PRELIMINARY COST ESTIMATE A. PROPOSED SCOPE OF WORK B. ADDITIONAL SCOPE ITEMIZED



COOPER CARRY



# SECTION 1

## EXECUTIVE SUMMARY



We have by all reasonable means reviewed the Chesnut 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 Chesnut Elementary School (CES).

### Existing Building

The existing building is in good condition for it's age. The building has undergone light renovations to electrical systems and finishes. There are a number of ADA concerns throughout the interior and exterior of the building. The existing roof will have to be addressed for leaking skylights and other penetrations. The school contains single pane windows throughout. Multiple pieces of kitchen equipment can be removed or replaced based on the information from the kitchen manager. The kitchen also contains severe moisture damage in and around the walk-in coolers. Floor finishes appear to be in fair condition.

For the exterior, we have included options to repoint the damaged brick masonry, clean areas beneath windows where paint has stained the brick. Ramps and stairs around the site contain multiple egress issues.

### Scope Recommended by Architect

The required scope of work consist of the replacement of the existing mechanical systems. Since the proposed scope will impact the ceiling, we recommend a one to one lighting replacement of the existing fluoresent fixtures to 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 security vestibule since it's keeping with renovation scope by DCSD. The order of magnitude cost of the architectural proposed scope is approximately \$5.4M. 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. Reference Section 4 for these costs.

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 Chesnut Elementary School. We recommend DCSD environmental team review moisture conditions in kitchen near freezer.



# DESIGN TEAM & COST

## DESIGN TEAM

School Address:	Chesnut Elementary School 4576 North Peachtree Road Atlanta, Georgia 30338
Managing Principal	Robert A. Just/Cooper Carry
Project Manager	Sophia Tarkhan/Cooper Carry
Project Architect	Evan Saadat/Cooper Carry
Mechanical Electrical	Scott Buchberger/Johnson, Spellman & Associates Jeff Williams/Bolden-Williams Associates, Inc.
Plumbing	Scott Buchberger/Johnson, Spellman & Associates
Cost Estimating:	Dan Ergle/ADE Construction Consultants

COST	Stated Cost Limitation (SCL)	\$4,896,000
	RFP Scope	\$1,964,472
	Scope Proposed by Architect	\$5,441,200

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

DESIGN SCHEDULE: TO BE DETERMINED UPON APPROVAL OF SCOPE

## Construction / Phasing

The school is currently occupied and it is the intent of DCSD that the work will be performed over the summer. Phasing will be determined after the full scope of work is resolved. If this project is to be conducted as a Summer renovation, it may need to be performed over 2 Summers. Summer 2023 & Summer 2024. In times past, DCSD has been open to providing portable classrooms as swing space, while the contractor performs their work. A phase continuous construction process would attract more general contractors therefore increasing the quality of contractors that bid the work. This method would allow work to start as soon as documents are completed. 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.



# INFORMATION TO BE PROVIDED BY THE OWNER

## INFORMATION TO BE PROVIDED BY OWNER

- Confirmed Project Scope
- Preliminary Report Approval
- Environmental Report
- GDOE Local Facilities Plan/ Funding Application
- DCSD Guide Specifications
- Flow Test
- Warranties Associated with approved Scope
- Roof Warranty Information



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:

- Site: The report recommends the replacement of light poles on site.
- Exterior Doors: The report recommends the replacement of all exterior doors and windows on the school.
- Security: The report recommends providing new security cameras throughout the building. This is a high priority item according to the assessment.
- Plumbing Fixtures: Toilet stalls in gang and individual restrooms do not meet ADA requirements for wheelchair turning radius.
- Kitchen Equipment: Kitchen equipment is out of date and in need of replacement. During the Cooper Carry survey of the building we discussed the condition of the kitchen equipment with the school staff. Some equipment is not in working condition or is not used.

The current budget for the project does not include all of 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.

Reference Section 4 for costs.



# REVIEW OF OWNER DOCUMENTATION

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

Chesnut Elementary School was constructed in 1968 as a single story school building constructed primarily of brick, structural concrete and CMU. A gymnasium addition was added in 2015 with an electrical renovation in 2013. The current building size is approximately 52,400 square feet. The roofs are flat with internal roof drainage as well as some gutters and downspouts. Accessory spaces include a large cafeteria with stage, gymnasium, and media center.

The gymnasium building has a standing seam metal roof and steel structure. The gymnasium is comprised of a steel structure with a masonry skin. The gymnasium operates on a standalone HVAC system.

The site is 6.7 acres with several wooded areas and athletic fields.

### Building Timeline:

- 1968 - Construction of original building
- 2013 - Electrical renovation
- 2015 - Construction of gymnasium building

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 1968 and most likely met building code at the time of its 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: Restroom wheelchair accessibility is limited in multiple locations. Handrails do not meet requirements in multiple locations. Exterior ramps require handrails at a certain slope.
- Site: Multiple ramps and stairs on the exterior do not have proper handrails
- Egress: Handrails in stairways do not meet egress requirements

Reference Section 3 for additional information.

## Permitting

Due to the nature of the Pandemic, all permitting procedures and submissions are filed with the City of Dunwoody's Community Development Department electronically. The permitting application process will begin with uploading the completed application form with all applicable plans and documents included. The City of Dunwoody will review the documents and issue additional comments and or approval withing 10 business days. Upon receipt of approval from the City of Dunwoody, assuming there are no pending approvals from Dekalb County, payment will be collected via a payment link. Should any permitting require review of DeKalb County, applicants will receive a route sheet to submit to DeKalb County with all applicable drawings and documents included. DeKalb County will review the documents and issue additional comments and or approval within 90-120 business days. Any Projects dealing with health, sewage, fats, oils, grease, or water will need 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 (2020)
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, 2020 Edition
Gas:	International Fuel Gas Code, 2018 Edition with Georgia Amendments (2020)
Accessibility:	US Department of Justice ADA Standards for Accessible Design (ADA) - 2010 Edition, Georgia Accessibility Code - GAC 120-3-20-1997 Edition
Energy:	International Energy Conservation Code (IECC), 2015 Edition with Supplements and Georgia Amendments (2020)
Contact:	Annique Hall 678-382-6819





Nothing is impossible, the word itself says  
*"I'm possible!"*  
In Dedication to Lee Ann Brunson



# SECTION 3

## REVIEW OF EXISTING BUILDING

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### A. ARCHITECTURAL

The existing building exterior is in fair condition.

- It is recommended to replace all existing single pane windows on the school.
- There is currently no roof access to the roof. A roof hatch or exterior ladder should be added to provide safe access to the roof. Aerial images show water pooling around roof drains. Signs of water damage along roof drain lines and condensation from mechanical units. Water infiltration through existing skylights is also causing damage to interior spaces.



# REVIEW OF EXISTING BUILDING

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## 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. White paint on the concrete is staining the underside of most windows
- Existing school does not have roof access
- Proposed Repairs:
  - Repoint brick at areas of mortar damage.
  - Clean areas under windows and repaint concrete
  - Provide roof access via ladder with cage

# ARCHITECTURAL ASSESSMENT



## i. Exterior Walls (continued)

- Gutters and canopy are damaged near the kitchen loading dock. Gutters have been struck by trucks causing heavy damage and preventing proper drainage from the canopy
- There are miscellaneous pipes and conduit around the exterior of the building
- Proposed Repairs:
  - Replace existing gutters.
  - Remove unused utilities.
  - Provide bollards or wheel stops to limit trucks from hitting gutters



# REVIEW OF EXISTING BUILDING

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## ii. Interior

- We propose a secure vestibule to be added to the main entry. This would require the relocation of the existing trophy case 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.
- Corridor, cafetorium, and media center lights have been replaced with LED fixtures within the last 15 Years. All other classrooms contain fluorescent fixtures. The architect proposes that these all be replaced along with the acoustical ceilings throughout.

# ARCHITECTURAL ASSESSMENT



### iii. Kitchen Equipment

- The existing kitchen contains equipment that either is not used or is not operating properly. Leaking is occurring above the walk-in freezer, causing a build up of ice inside. The plenum space above walk-in refrigerator and freezer is unconditioned, leading to condensation and what appears to be mold build-up.
- Vent hood filters fall out sporadically. Vent hood can be resized based on unused equipment that can be removed.
- Condensate pipe above pantry is leaking, causing mold and mildew to form in the dry food storage area.
- Proposed Repairs: Investigate source of leaks, remove unused kitchen equipment, replace broken kitchen equipment.
- Environmental consultant to evaluate what appears to be mold and provide remediation



# REVIEW OF EXISTING BUILDING

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## iv. Restrooms and Drinking Fountains

- 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 resilient flooring and quarry tile.

# ARCHITECTURAL ASSESSMENT



# REVIEW OF EXISTING BUILDING

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## 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.
- 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

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## vi. Mechanical Engineering Assessment

A. The proposed project will include the replacement of HVAC components for the existing Chesnut Elementary School. The project site is located at 4576 North Peachtree Road within the DeKalb County jurisdiction.

- HVAC:
  - The school is conditioned using an air-cooled chiller and boiler combination, which circulates chilled water/hot water to perimeter unit ventilators in most classrooms, ceiling mounted air handling units in several other spaces, and corridor air handling units. 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 cafeteria. The remainder of the school is not served by a fire protection system. A hydrant is located opposite the school on N. Peachtree Road directly in front of the front façade 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 unit ventilators, corridor fan coil units, kitchen ventilation and makeup air equipment, boiler(s) and pumps, air distribution. Exhaust systems for toilet rooms will need to be redesigned. Any redesign would include means for stopping moisture generation, namely insulation replacement on cold water hydronic systems above ceilings.



# 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

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## 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 was installed in 2013 and is in good condition.
- Lighting
  - Existing lighting in corridors, media center, cafeteria and administration are older LED retrofit.
  - Existing lighting in all other areas is existing fluorescent.
- 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 and provide new panels and circuiting for HVAC system replacement.
- Lighting
  - Provide new LED lighting and controls throughout building to meet IECC. This includes new LED lighting in Gymnasium.
- Fire Alarm System
  - Provide new fire alarm system throughout building per DeKalb County design guidelines.

# ELECTRICAL ENGINEERING ASSESSMENT





64075818

4067748

649173

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:

- 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%
<b>I PROPOSED SCOPE OF WORK PER DCSD</b>						
	Demo Existing HVAC & Install New HVAC throughout	47003	SF	23.50	\$ 1,104,571	\$ 1,564,918
	Demolish and Replace Ceiling and Ceiling Grid	47003	SF	6.00	\$ 282,018	\$ 399,554
	<b>SubTOTAL</b>				<b>\$ 1,386,589</b>	\$ 1,964,472
<b>TOTAL W/OUT MARKUPS</b>					<b>\$ 1,386,589</b>	
	GENERAL CONDITIONS		7.0%		97,061	
	FEE		6.0%		89,019	
	BONDS, INSURANCES, AND FEES		3.0%		47,180	
	DESIGN CONTINGENCY (NOT CONSTRUCTION CONTINGENCY)		10.0%		161,985	
					<b>* TOTAL PROJECT COST</b>	<b>\$ 1,781,834</b>
					<b>ESCALATION @ 5 % for 2 YRS</b>	<b>\$ 1,964,472</b>
					<b>PROJECT CONSTRUCTION BUDGET</b>	<b>\$ 4,896,000</b>
					<b>PROJECT COST (OVER)/UNDER</b>	<b>\$ 2,931,528</b>
* 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%
<b>II ARCHITECTURAL RECOMMENDED SCOPE</b>						
<b>Security Vestibule</b>						
	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
	<b>Security Vestibule Sub-Total</b>					<b>\$ 176,033</b>
<b>Add Fire Sprinkler to Building</b>						
	Fire Sprinkler Room	50	SF	200.00	\$ 10,000	\$ 14,168
	Provide Sprinkler System to entire Bldg.	52388	SF	3.00	\$ 157,164	\$ 222,665
	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
	<b>Add Fire Sprinkler to Building Sub-Total</b>					<b>\$ 379,217</b>
	Cooler/Freezer Repair Budget	1	LS	25,000.00	\$ 25,000	\$ 35,419
	Bollards (Add at Loading Dock)	3	EA	850.00	\$ 2,550	\$ 3,613
	Awning Replacement at Loading Dock (Chesnut)	1	LS	10,000.00	\$ 10,000	\$ 14,168
	Downspout Replacement	225	LF	25.00	\$ 5,625	\$ 7,969
	New Fire Alarm System throughout building	52388	SF	4.50	\$ 235,746	\$ 333,997
	Replace Light Fixtures (Includes Demolition)	52388	SF	9.25	\$ 484,589	\$ 686,549
	Roof Replacement (Mod. Bit.)	47003	SF	\$ 17.50	\$ 822,553	\$ 1,165,364
	Roof replacement (Standing Seam)	5385	SF	\$ 17.50	\$ 94,238	\$ 133,512
	Roof Ladder	1	EA	\$ 2,500.00	\$ 2,500	\$ 3,542
	Patch holes above ceiling	47003	LS	\$ 2.25	\$ 105,757	\$ 149,833
	<b>SubTOTAL</b>				<b>\$ 2,453,989</b>	<b>\$ 3,476,728</b>



<b>III    <u>OPTIONAL ADDITIONAL SCOPE</u></b>						
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	\$ 12.00	\$	564,036	\$ 799,107
Handrail (Galvanized Steel)	150	LF	\$ 75	\$	11,250	\$ 15,939
<b>SubTOTAL</b>					<b>\$ 1,604,916</b>	<b>\$ 2,273,791</b>
<b>TOTAL W/OUT MARKUPS</b>					<b>\$ 4,058,905</b>	
GENERAL CONDITIONS			7.0%		284,123	
FEE			6.0%		260,582	
BONDS, INSURANCES, AND FEES			3.0%		138,108	
DESIGN CONTINGENCY (NOT CONSTRUCTION CONTINGENCY)			10.0%		474,172	
					<b>* TOTAL PROJECT COST</b>	<b>\$ 5,215,890</b>
					<b>ESCALATION @ 5% for 2 Yrs</b>	<b>\$ 5,750,519</b>
* 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%
<b>IV FACILITY ASSESSMENT</b>						
	Pole Lighting Replacement	1	LS	10,943.00	\$ 10,943	\$ 15,504
	Security Alarm Camera Replacement	1	LS	2,710.00	\$ 2,710	\$ 3,839
	Aluminum Window Replacement	1	LS	300,196.00	\$ 300,196	\$ 425,308
	Metal Exterior Door Replacement	1	LS	55,763.00	\$ 55,763	\$ 79,003
	Distribution Panel Replacement	1	LS	39,381.00	\$ 39,381	\$ 55,794
	Electrical Transformer Replacement	1	LS	12,040.00	\$ 12,040	\$ 17,058
	Panelboard Replacement	1	LS	59,438.00	\$ 59,438	\$ 84,210
	<b>SubTOTAL</b>				<b>\$ 480,471</b>	<b>\$ 680,715</b>

<b>TOTAL W/OUT MARKUPS</b>					<b>\$ 480,471</b>	
GENERAL CONDITIONS		7.0%			33,633	
FEE		6.0%			30,846	
BONDS, INSURANCES, AND FEES		3.0%			16,349	
DESIGN CONTINGENCY (NOT CONSTRUCTION CONTINGENCY)		10.0%			56,130	
	<b>* TOTAL PROJECT COST</b>				<b>\$ 617,429</b>	
	<b>ESCALATION @ 5% for 2 Years</b>				<b>\$ 680,715</b>	
*** The cost above are pulled from the Facility Assessment Report Dated						



  
COOPER CARRY

