



**Delta Gamma Sorority
Renovation Budget Scope
3/7/2018**

PROJECT:

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Delta Gamma Sorority
Tallahassee, Fla.**

This scope is based on the 50% Construction Documents drawn by BKJ Architecture dated February 27th, 2018, Vertical Accessibility Plan dated February 19th, 2018 and a site visit with vendors and to renovate the existing space to create a House Director's Suite and ADA Guest Suite. An Optional price is shown at the end of this proposal that shows the budget cost to add one elevator. **We have excluded all window replacement as well as a new ADA ramp from this scope of work.**

Work includes:

General Conditions

- Architectural, Mechanical, Plumbing & Electrical fees by separate contract
- Non-expedited Building Permit (see ADDs for additional cost)
- Project Management & onsite Supervision
- Temporary Facilities (dumpster rental & fees and port-a-let)
- Daily and final clean-up
- Builder's Risk & Liability insurance

Demolition

- Acoustic and gypsum ceiling as required
- Walls and door openings as shown
- All flooring, including tile and grout

Carpentry

- Carpentry includes:
 - Blocking for new Restroom accessories, cabinets, countertops and closet shelving
 - 5.25" primed baseboard & 3.25" primed crown molding in all new rooms
- Millwork includes:

- House Director's Suite includes white wood cabinetry with Corian countertops in the Kitchen and Restroom
- Cambria quartz countertops with braces in the Study Room

Framing and Gypsum

- Framing and gypsum includes:
 - Walls per plan
 - Gypsum ceilings
 - Re-install the acoustic ceiling tiles in the basement paint room after new plumbing and electrical work is completed

Doors & Hardware

- Six, 3068 6 panel door units (Type A) with lever hardware
- Two, 2668 6 panel door units (Type A) with lever hardware
- One, 4068 bi-fold door unit
- One, 5068 bi-fold door unit
- One, 6068 bi-fold door unit

Finishes

- Flooring includes:
 - 625sf of F1 6"x36" Marazzi, American Estates, Spice "wood look tile" in the House Director's Suite and ADA Suite
 - 60sf of mosaic tile in the floor drain area in front of the ADA Suite shower (allowance of \$34/sf. Style TBD)
 - 90sf of 12"x12" tile in the Guest Suite Restroom floor shower (allowance of \$8/sf. Style TBD)
 - 40lf of ceramic baseboard in the Guest Suite Restroom
 - Subway tile backsplash in the House Director's Suite
 - 47sy of carpet tile with integrated pad in the Study Room (allowance of \$30/sf. Style TBD)
 - Tub and shower hop-up allowance of \$5,000 until final design is determined
- Painting includes:
 - All gypsum walls and ceilings
 - All doors and jambs
 - Trim to include baseboard & crown moulding
- New toilet accessories for the ADA Restroom, to include:
 - One pair of 36" & 42" grab bars
 - One 18"x30" mirror
 - One toilet paper, soap and paper towel dispenser
 - One sign
 - One coat hook

Plumbing

- Safe-off and demo the existing fixtures in two Restrooms and one Kitchen

- Install plumbing rough-in for new fixtures using schedule 40 PVC for the drain and schedule 40 CPVC for the water piping
- Connect sewer and water to nearest existing plumbing
- Furnish and supply the following specified fixtures in the House Director's Suite:
 - One Kohler K-6130 deck mounted Kitchen bridge faucet mounted in one Kohler K-3847-3 Toccata top mount stainless steel sink
 - One Kohler K-10270-4A center-set Restroom sink faucet mounted in a K-2992-4 drop-in Restroom sink
 - One Kohler tank style toilet
 - One Kohler K-TS10274-4AE Rite-Temp bath and shower faucet mounted in a white porcelain tub
 - One ice maker refrigerator box
 - One washing machine box
- Furnish and supply the following specified fixtures in the ADA Guest Suite:
 - One Kohler K-1997-4N wall mounted sink and Kohler faucet
 - One Kohler tank style toilet
 - One Kohler K-TS10274-4AE Rite-Temp bath and shower faucet (tile shower)
- Plumbing permit fee
- Bacterial test

HVAC

- Demolition of the existing ductwork as required
- One, 14-SEER 5ton split heat pump system
- One, 14-SEER 1.5ton split heat pump system
- Two, programmable thermostats
- New duct system for two HVAC units listed above
- Modify the ductwork fir the House Director's Suite
- Two new Restroom exhaust fans, net and vent cap
- Test and balance

Electrical

- Safe-off all electrical due to wall demolition
- Lighting as shown. Includes sixteen, new 4' LED strip lights in basement (not shown)
- Power as shown. Includes connections to new HVAC units
- Two Restroom exhaust fan connections
- Fire alarm modifications as shown
- COT electric permit.

General Conditions		\$ 38,547
• Building Permit Fees	\$ 2,002	
• Insurance	\$ 2,133	
• PM, Supervision & Estimating	\$29,530	
• Dumpsters, Daily & Final Cleanup	\$ 3,889	
• Miscellaneous	\$ 993	
Demolition		\$ 5,296
Carpentry		\$ 9,756
Millwork		\$ 20,384
Doors & Hardware		\$ 6,858
Drywall		\$ 18,820
Flooring & Shower Hop-ups		\$ 19,150
Painting		\$ 9,575
Restroom Specialties		\$ 559
Plumbing		\$ 17,400
HVAC		\$ 27,170
Electrical		<u>\$ 39,145</u>
	Subtotal	\$212,660
	Profit & OH	<u>\$ 31,065</u>
	Delta Gamma House Suite Renovation Costs	\$243,725
	Recommended Contingency	<u>\$ 5,000</u>
	Total Budget Cost	\$248,725

ADDs

- Expedited plans, add.....\$ 2,002
- Elevator, add.....\$182,933
 - General Conditions:
 - Building permit fees
 - Architectural, electrical and structural design fees
 - Project Management & onsite Supervision
 - Temporary Facilities (dumpster rental & fees and port-a-let)
 - Daily and final clean-up
 - Builder's Risk & Liability insurance
 - 1st Floor demolition includes:
 - Tile flooring
 - Concrete floor
 - Soil removal for new elevator pit
 - Gypsum ceiling
 - 2nd Floor demolition includes:
 - Carpet removal
 - Wood subflooring removal

- Wood joist removal
- Gypsum ceiling
- Affected trusses
- Concrete includes:
 - Termite Protection
 - Concrete pump
 - Elevator pit and foundation
- Masonry includes:
 - 8x8x16 CMU block elevator shaft
 - Rebar & ladder re-enforcement
 - Cell fill
 - Lintels over elevator door openings
- Framing and gypsum includes:
 - One sided walls around the elevator shaft perimeter
 - 1st & 2nd floor closet walls
 - Gypsum ceiling repairs
- Doors & Hardware includes:
 - Two, 4068 bi-fold closet doors on the 1st & 2nd floor
- Flooring includes:
 - Tile repair on the 1st floor using an accent floor tile (unable to match the existing)
 - Carpet replacement on the 2nd floor
- Paint includes:
 - Paint the affected walls and ceilings on the 1st and 2nd floors
 - Two, 4068 bi-fold doors and frames
- Elevator includes two stop one door elevator
- Electrical includes:
 - One, 100amp circuit, panel and disconnect
 - Smoke detectors

Exclusions

Backflow preventer

Sewer & water tap fee

Warranty on existing plumbing, HVAC or electrical

Window replacement

New ADA ramp