

UPDATED FEASIBILITY
COST PLAN

for

Veteran's Memorial Building
Conditions Assessment: Plan of Execution
Albany, California

January 11, 2008

DAVIS LANGDON

January 11, 2008

Henry Siegel
Siegel & Strain
1295 59th Street

Emeryville, California 94608

Veteran's Memorial Building
Conditions Assessment: Plan of Execution
Albany, California

Dear Henry:

In accordance with your instructions, we enclose our Updated Feasibility Cost Plan for the project referenced above. We have adjusted the unit rates of the original report dated February 1, 2006 to conform to current costs in the marketplace. We have further adjusted the start date of construction to November 2010, and carried escalation at a rate of approximately 7% per annum from now until then.

We would be pleased to discuss this report with you further at your convenience.

Sincerely,

David Cobb
Senior Associate

Davis Langdon 0148-5288

Enclosures

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Albany, California

Siegel & Strain
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Emeryville, California 94608

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January 11, 2008

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BASIS OF COST PLAN

<u>Cost Plan Prepared From</u>	Dated	Received
Drawings issued for		
Construction drawings, selected sheets	08/24/31	10/31/05
Floor plans, sketches	02/24/77	10/31/05
Outline Specification		
Mechanical, electrical, structural		10/31/05
Inventory & Zoning of Character-Defining Features	02/24/77	10/31/05
Building Reuse Analysis	09/16/91	10/31/05
Discussions with the Project Architect and Engineers		

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of November 2010

A construction period of 12 months

The general contract will be competitively bid with qualified general and main subcontractors

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

There are no phasing requirements

The general contractor will have full access to the site during normal business hours

INCLUSIONS

The project consists of a feasibility study for rehabilitating and upgrading the Veteran's Memorial Building, a largely concrete frame building, constructed in 1932.

Foundation work is limited to drilled piers and haunches outside the north end of the stage, and a footing doweled to an existing at the new shear wall.

Vertical structure consists of a new 10" thick concrete shear wall, fiber wrap strengthening to two existing concrete walls, and reinforcing of the existing chimneys above the roofline.

Horizontal structure consists of a new roof diaphragm, and new roof to wall connections throughout the building. These latter can probably all be installed above the line of sight on the interior faces of the concrete walls.

Work to the exterior cladding includes limited patching of the existing cement plaster, new paint, restoration of the existing wood windows, and new glazing and hardware for the exterior doors.

Roofing consists of the removal and reinstallation of the existing clay tiles, new copper flashings, gutters, and downspouts, new glazing for the skylights, and roof insulation.

Interior partition work is limited to a reconfiguration of the two toilet rooms, and new door hardware throughout for ADA compliance.

Floor finishes include new impervious flooring to the Kitchen, new linoleum or hardwood flooring in the Lodge Room, historic tile replacement in the new toilet rooms, refinishing of the Stage and Auditorium floors, replacement of flooring removed for fiber wrap installation, and new insulation throughout. Wall finishes include ceramic tile, fiberglass reinforced panels in the Kitchen and Janitor's Closet, and new paint and finishing of existing surfaces throughout. Also included are some repair and restoration of the historic finishes. Ceiling finishes consist of new paint, gypsum board ceilings in the new toilet rooms, and restoration of the decorative painting on the exposed trusses of the Auditorium.

Function equipment includes reconfiguration of the existing toilet partitions and new ones to match, new window coverings (curtains), new hardware and pulls for the kitchen cabinetry, and new code and way finding signage. Also included are allowances for new kitchen equipment, loose tables and chairs, new stage curtain, and an ADA compliant public telephone.

Vertical transportation includes a new ADA ramp at the entry, a new stage lift, and new stairs to the boiler room. New wood handrails on stairs are provided throughout (steel at exterior).

Plumbing includes sanitary fixtures ADA compliance upgrades, upgrades to existing - waste, vent and domestic service pipework, domestic gas water heating equipment replacement, design to improve upon (E) kitchen systems, gas and trade demolition.

INCLUSIONS

HVAC includes new gas-furnace heating and ventilation systems, including controls and removal of existing systems.

Electrical includes upgrade (E) mains power, central inverter re. egress lighting, machine and equipment power, user convenience power (reconfigure and limited replacement), lighting (including historic fixture refurbishments), stage lighting, telephone/data, conduit only for sound, audio/visual and CATV, minor fire alarm upgrades to existing code compliant recent installation and security (perimeter detection only).

Fire protection includes automatic wet sprinkler system complete throughout the building.

Utilities include new fire water and electrical mains power feeders.

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 4 bidders for all items of subcontracted work and 6-7 general contractor bids. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Davis Langdon has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, the statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Davis Langdon's best judgement as professional construction consultant familiar with the construction industry. However, Davis Langdon cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

EXCLUSIONS

Site work

Removal of existing doors and windows for rehabilitation (in situ work only)

CCTV surveillance and monitoring

Audio visual and sound systems equipment

HVAC cooling

Full replacement of waste, vent and domestic service pipework

Upgrade to existing kitchen exhaust hood or Ansul fire system

Full replacement of user convenience power

Telephone/data 'active' equipment - including hubs, routers, LAN, servers, switches and the like

Public address

Centralized clocks

Upgrade of domestic water, sewer, gas and telephone/data utilities connections to existing infra-structure.

Hose bibbs (existing)

Sewer lateral

Work beyond the building perimeter

Work related to program changes, except reconfiguration of toilet rooms

Acoustic paneling

Owner supplied and installed furniture, fixtures and equipment

Loose furniture and equipment except as specifically identified

Security equipment and devices

Compression of schedule, premium or shift work, and restrictions on the contractor's working hours

Design, testing, inspection, permit or construction management fees

Architectural and design fees

Scope change and post contract contingencies

EXCLUSIONS

Assessments, taxes, finance, legal and development charges

Environmental impact mitigation

Builder's risk, project wrap-up and other owner provided insurance program

Cost escalation beyond a start date of November 2010

OVERALL SUMMARY

Gross Floor Area \$ / SF \$x1,000

<i>TOTAL Building Construction</i>	15,520 SF	436.18	6,769
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Alternates

Alternate 1: Remove Bar, Restore Historic Façade, New Terrace	431
Alternate 2: Remove Storage Area between Auditorium & Lodge Room	62

Please refer to the Inclusions and Exclusions sections of this report

REHABILITATION AREAS & CONTROL QUANTITIES

Areas	SF	SF	SF
Enclosed Areas			
Basement	450		
First Floor	13,840		
Second Floor	1,000		
		15,290	
SUBTOTAL, Enclosed Area			
Covered area	460		
		230	
SUBTOTAL, Covered Area @ ½ Value			
TOTAL GROSS FLOOR AREA			15,520

Control Quantities

		Ratio to Gross Area
Number of stories (above grade x 1,000)	2 EA	0.129
Gross Area	15,520 SF	1.000
Enclosed Area	15,290 SF	0.985
Covered Area	460 SF	0.030
Footprint Area	15,750 SF	1.015
Volume	276,800 CF	17.835
Basement Volume	3,600 CF	0.232
Gross Wall Area	14,168 SF	0.913
Retaining Wall Area	768 SF	0.049
Finished Wall Area	13,400 SF	0.863
Windows or Glazing Area	8.68% 1,230 SF	0.079
Roof Area - Flat	1,354 SF	0.087
Roof Area - Sloping	14,020 SF	0.903
Roof Area - Total	15,374 SF	0.991
Roof Glazing Area	18 SF	0.001
Interior Partition Length	790 LF	0.051
Finished Area	15,520 SF	1.000
Elevators (x10,000)	0 EA	0.000
Plumbing Fixtures (x1,000)	19 EA	1.224

REHABILITATION COMPONENT SUMMARY

	Gross Area:	15,520 SF		
			\$/SF	\$x1,000
1. Foundations			2.65	41
2. Vertical Structure			34.72	539
3. Floor & Roof Structures			9.72	151
4. Exterior Cladding			12.68	197
5. Roofing, Waterproofing & Skylights			24.65	383
<i>Shell (1-5)</i>			84.43	1,310
6. Interior Partitions, Doors & Glazing			4.50	70
7. Floor, Wall & Ceiling Finishes			33.91	526
<i>Interiors (6-7)</i>			38.41	596
8. Function Equipment & Specialties			15.65	243
9. Stairs & Vertical Transportation			5.12	79
<i>Equipment & Vertical Transportation (8-9)</i>			20.77	322
10. Plumbing Systems			9.97	155
11. Heating, Ventilating & Air Conditioning			23.57	366
12. Electric Lighting, Power & Communications			45.62	708
13. Fire Protection Systems			7.00	109
<i>Mechanical & Electrical (10-13)</i>			86.16	1,337
Total Building Construction (1-13)			229.77	3,566
14. Site Preparation & Demolition			26.53	412
15. Site Paving, Structures & Landscaping			6.52	101
16. Utilities on Site			3.32	52
Total Site Construction (14-16)			36.37	564
TOTAL BUILDING & SITE (1-16)			266.14	4,130
General Conditions	15.00%		39.95	620
Contractor's Overhead & Profit or Fee	5.00%		15.34	238
PLANNED CONSTRUCTION COST			January 2008	321.42
Contingency for Development of Design	15.00%		48.20	748
Escalation to Start Date (November 2010)	18.00%		66.56	1,033
RECOMMENDED BUDGET			November 2010	6,769

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
<u>1. Foundations</u>				
Drilled piers Piers and haunches doweled to existing foundation at two corners of north elevation Auditorium wall - allow for 8 piers	1	LS	30,000.00	30,000
Foundations Excavate alongside existing, dowel, and pour new reinforced footing beneath shear wall	28	LF	400.00	11,200
				41,200
<u>2. Vertical Structure</u>				
Shear walls Concrete, 10" thick at inside face of Lodge Room, attached to roof framing	420	SF	65.00	27,300
Fiber wrap, including plaster finish East and west walls: one layer each on exterior and interior, roof to foundation levels	8,064	SF	55.00	443,520
Lobby (existing vaults to remain)	700	SF	60.00	42,000
Chimneys Rebuild brick chimney at Lounge	160	SF	80.00	12,800
Rebuild frame/stucco chimney @ Kitchen	240	SF	55.00	13,200
				538,820
<u>3. Floor and Roof Structure</u>				
Floor level Cut back and shore floor along wall to receive fiber wrap; re-attach frame to wall	192	LF	115.00	22,080

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Roof level				
Blocking for shear transfer and roof to wall connections at concrete walls	700	LF	15.00	10,500
Steel angles, epoxy bolted to concrete walls and fastened to wood roof framing, 4' o.c.	700	LF	85.00	59,500
Light gauge metal connectors	1,000	LF	5.00	5,000
Plywood to entire roof, 5/8", blocked	15,374	SF	3.50	53,808
				150,888

4. Exterior Cladding

Wall framing, furring, and insulation				<i>Existing</i>
Applied exterior finishes				
Allowance to patch cement plaster in areas of termite repair work	13,400	SF	1.20	16,080
Paint entire exterior	13,400	SF	2.50	33,500
Interior finish to exterior walls <i>See Section 7</i>				
Windows, glazing, and louvers				
Rehabilitate existing wood windows: assume replace 50% of sash, in situ	1,230	SF	75.00	92,250
Exterior doors, frames, and hardware				
New glazing to existing glazed doors	60	SF	50.00	3,000
New hardware, historically compatible, per leaf	12	EA	1,500.00	18,000
Panic hardware at Auditorium and Entryway	6	EA	1,000.00	6,000

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Fascias, bands, screens, and trim Allowance for miscellaneous restoration of exterior historical elements	13,400	SF	2.00	26,800
Soffits Paint existing	460	SF	2.50	1,150
Balustrades, parapets, and roof screens				None
				196,781

5. Roofing, Waterproofing & Skylights

Roofing Reinstall stockpiled clay tile roofing, supplementing with new to match	14,020	SF	18.00	252,354
New built up roof at flat roofs	1,354	SF	15.00	20,310
Insulation Roof insulation, batts	15,374	SF	1.25	19,217
Roof lights Reglaze 3 existing skylights	18	SF	150.00	2,700
Roofing upstands and sheetmetal Copper flashing throughout	15,374	SF	2.50	38,434
Copper gutters and downspouts	855	LF	40.00	34,200
Caulking	15,374	SF	1.00	15,374
				382,588

6. Interior Partitions, Doors & Glazing

Partition framing Wood stud framing for new toilet rooms	500	SF	8.00	4,000
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<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Partition surfacing for toilet room configuration				
Gypsum wallboard	1,000	SF	3.50	3,500
Insulation	500	SF	1.25	625
Balustrades and rails - <i>See Section 9</i>				
Borrowed lights				<i>NIC</i>
Doors, frames, and hardware				
New hardware, historically compatible, per leaf	38	EA	1,500.00	57,000
Panic hardware at Auditorium to Lobby	4	EA	1,000.00	4,000
New glazing to existing glazed doors	10	SF	75.00	750
				69,875

7. Floor, Wall & Ceiling Finishes

Floors				
Kitchen floor, quarry tile	515	SF	25.00	12,875
Refinish hardwood floor in Auditorium & Stage; re-install portion of Auditorium floor removed for structural fiber wrap	4,360	SF	7.00	30,520
Re-install flooring along Lobby wall affected by seismic fiber wrap	200	SF	50.00	10,000
Lodge Room, new historic linoleum or hardwood Rehabilitate, and replace as required, occasional floor and base tile, allow	1,196	SF	15.00	17,940
Floor insulation, batts	1	LS	5,000.00	5,000
Historic tile in new toilet rooms	13,840	SF	1.45	20,068
	500	SF	35.00	17,500
Walls				
FRP to 8' in Kitchen and Janitor's Closet	500	SF	8.00	4,000
Tile wainscot to 8' in restrooms	800	SF	35.00	28,000
Paint to all interior walls	23,660	SF	1.75	41,405

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Re-install tile and decorative elements at interior face of Lobby in area of seismic work	700	SF	40.00	28,000
Plaster and wainscot re-installation at Auditorium east and west walls (at area of seismic work)	8,064	SF	25.00	201,600
Refinish wood wainscot throughout	2,160	SF	12.00	25,920
Rehabilitated plaster cornice in Banquet Room	70	LF	85.00	5,950
Restore Proscenium plaster	600	SF	17.50	10,500
Ceilings				
Gypsum wallboard to new toilet rooms	500	SF	8.00	4,000
Paint to all ceilings	14,000	SF	2.00	28,000
Premium to rehabilitate decorative paint in Auditorium	1	LS	17,500.00	17,500
Clean and restore historic finishes in Lodge Room: beams & dais	1	LS	17,500.00	17,500
				526,278

8. Function Equipment & Specialties

Protective guards, barriers, and bumpers				
Allowance for corner guards	1	LS	2,000.00	2,000
Prefabricated compartments and accessories				
Toilet partitions: re-use existing and install compatible new	1	LS	10,000.00	10,000
Toilet accessories	1	LS	10,000.00	10,000
Shelving and millwork				<i>NIC</i>
Cabinets and countertops				
Strip and re-paint outside of existing cabinetry in Kitchen	1	LS	6,000.00	6,000
New pulls and lockable hardware	1	LS	4,000.00	4,000
Recycled glass countertops in toilet rooms	1	LS	4,000.00	4,000
Chalkboards, ensignia, and graphics				
Code and wayfinding signage, historically compatible	15,290	SF	0.75	11,468

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Light control and vision equipment				
Window coverings for all windows, allow	1,230	SF	30.00	36,900
Amenities and convenience items				
Fire extinguishers	1	LS	1,500.00	1,500
Historic grilles, allow to replace missing	1	LS	10,000.00	10,000
Special use equipment allowances				
Kitchen equipment (hood, fire suppression excluded)	1	LS	70,000.00	70,000
Tables and folding chairs for 125	1	LS	25,000.00	25,000
Stage curtain	1	LS	50,000.00	50,000
Public telephone, ADA compliant	1	EA	2,000.00	2,000
				242,868

9. Stairs & Vertical Transportation

Ramps				
ADA ramp at front entry	1	LS	20,000.00	20,000
Steel handrails	42	LF	225.00	9,450
Lift				
New stage lift	1	EA	25,000.00	25,000
Stairs				
New stairs to Boiler Room	1	EA	10,000.00	10,000
New wood handrails	100	LF	150.00	15,000
				79,450

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
10. Plumbing Systems				
Sanitary fixtures and local connection pipework	23	FX)		
Water closets	9	EA	1,750.00	15,750
Urinals	3	EA	1,725.00	5,175
Kitchen sink, garbage disposal	1	EA	1,325.00	1,325
Lavatories	8	EA	1,700.00	13,600
Service sinks	1	EA	2,000.00	2,000
Drinking fountain, handicapped	1	EA	3,875.00	3,875
Sanitary waste, vent and service pipework				
Hose bibbs, 1/2", including connection pipework, fittings				<i>Existing</i>
Floor drains and sinks, < = 6", connection pipework, fittings - core drill/cut and make-good to existing surfaces	4	EA	4,000.00	16,000
Rough-in sanitary fixtures, including waste, vent and domestic service pipework systems - repair existing pipework systems	23	EA	1,500.00	34,500
Water heating equipment				
Gas, water heating, including storage and circulatory equipment	1	LS	5,000.00	5,000
Kitchen grease waste and equipment connections				
Design to improve upon the (E) facility	1	LS	20,000.00	20,000
Natural gas service				
Upgrade (E) systems - including Works related to gas-fired furnace heating	1	LS	20,000.00	20,000
Roof drainage				
Roof drains, including pipework, fittings, < = 6"				<i>Existing</i>
Trade demolition	1	LS	17,500.00	17,500
				154,725

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
11. Heating, Ventilation & Air Conditioning				
Air handling equipment				
Forced-air gas-fired furnaces, ducted outdoor air, economizer	12,000	cfm	3.50	42,000
Repair/upgrade kitchen make-up unit	1	LS	2,750.00	2,750
Air distribution and return				
Galvanized sheetmetal ductwork	12,000	LB	12.00	144,000
Upgrade (E) kitchen hood exhaust ductwork, 16 gauge - welded, including fire wrap	1	LS	12,500.00	12,500
Flex duct	300	LF	17.00	5,097
Volume dampers	60	EA	85.00	5,097
Dampers, fire/smoke				NIC
Insulation	10,000	SF	4.00	40,000
Diffusers, registers and grilles	15,290	SF	2.00	30,580
Controls and instrumentation - electronic programmable	1	LS	35,000	35,000
Testing and balancing	120	HR	115.00	13,800
Unit ventilation				
Exhaust fans < 2,000 cfm	1	LS	5,000.00	5,000
Trade demolition	1	LS	30,000.00	30,000
				365,823

12. Electrical Lighting, Power & Communication

Main power and distribution				
Upgrade existing main switchboard and secondary feeders, 120 V	250	KW	250.00	62,500

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Emergency power				
Central battery inverter - allow, including distribution units and feeders	15	KVA	1,750.00	26,250
Machine and equipment power				
Connections and switches, including conduit and cable				
Mechanical equipment, < 2 hp	12	EA	2,000.00	24,000
Miscellaneous power, including theater, kitchen, audio/visual, fire alarm, tele/data, building management and security systems	1	LS	17,500.00	17,500
User convenience power				
Panelboard breakers, 120 V circuits	84	EA	97.50	8,190
Feeder conduit and cable	100	LF	45.00	4,500
Receptacles, including conduit and cable - replace (E) and provide GFI at restrooms and wet areas	1	LS	17,500.00	17,500
Lighting				
Upgrade egress lighting, modify auditorium chandeliers, refurbish historic fixtures, provide theatrical lighting, dimming and recircuit	15,290	SF	25.00	382,250
Lighting and power specialties				
Grounding	1	LS	6,500.00	6,500
Theatrical lighting controls	1	LS	35,000.00	35,000
General lighting control, low-voltage relay	1	EA	5,500.00	5,500
Telephone and communications				
Telephone/data, conduit & cable upgrades - allowance	15,290	SF	1.50	22,935
Audio/visual, including sound/communications conduit only	1	LS	17,500.00	17,500
Alarm and security				
Fire alarm - reconfigure recently installed code compliant alarm system	15,290	SF	1.50	22,935

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Security - access monitoring and control only	1	LS	25,000.00	25,000
Trade demolition	1	LS	30,000.00	30,000
				708,060

13. Fire Protection Systems

Automatic wet sprinkler system - complete	15,520	SF	7.00	108,640
				108,640

14. Site Preparation & Building Demolition

Site protective construction				
Protect existing historic finishes	15,290	SF	1.50	22,935
Scaffolding of exterior	13,400	SF	4.00	53,600
Asbestos abatement				
Allowance to remove pipe wrap	1	LS	25,000.00	25,000
Termite treatment				
Tent structure and fumigate	1	LS	50,000.00	50,000
Additional termite work not covered by structural and ADA upgrades (See Termite Report)	1	LS	100,000.00	100,000
Selective demolition				
Remove existing storage building	675	SF	12.00	8,100
Remove wall & ceiling finishes required for structural work	1	LS	30,000.00	30,000
Sandblast exterior stucco for fiberwrap	4,032	SF	10.00	40,320
Remove and stockpile existing clay tile roofing	14,020	SF	5.00	70,098
Remove built up roofing	1,354	SF	3.00	4,062

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Remove and stockpile existing chimney brick	160	SF	25.00	4,000
Remove Auditorium chimney	240	SF	15.00	3,600
				411,716

15. Site Paving, Structures & Landscaping

Structures				
New storage building, free standing, wood frame, flat roof, stucco exterior (electrical utility only)	675	SF	150.00	101,250
Drainage				<i>Existing</i>
Lighting				<i>NIC</i>
<i>All other sitework except utilities excluded - restoration of site following utility work part of separate contract</i>				
				101,250

16. Utilities on Site

Mechanical - Allowance				
Water mains, domestic and fire				
Domestic water, 6"				<i>Existing</i>
Fire water, 6"	200	LF	95.00	19,000
Metering				<i>Existing</i>
Hydrants				<i>Existing</i>
Valves and specialties	1	LS	10,000.00	10,000
Connections to existing	1	LS	5,000.00	5,000
Gas				<i>Existing</i>
Sewer				<i>Existing</i>

<i>Item Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Rate</i>	<i>Total</i>
Electrical - Allowance				
Upgrade service feeders to metering - 225 amp to 400 amp	1	LS	17,500.00	17,500
Telecommunications/signals connections, conduit only				<i>Existing</i>
				<hr/>
				51,500

	Quantity	Unit	Rate	Total
<u>Alternate 1: Remove Bar, Restore Historic Façade, New Terrace</u>				
Demolition				
Demolish and remove interiors, roof, floor, & two exterior walls	612	SF	20.00	12,240
Restore arch at entry way (assume extant)	1	LS	11,000.00	11,000
Re frame wall, replace historic window	1	LS	11,000.00	11,000
Historic door leaves at entries - assume new, with reframing necessary	6	EA	11,000.00	66,000
Rehabilitate exterior cement plaster	900	SF	14.00	12,600
Remove existing terrace and stairs	2,050	SF	10.00	20,500
New concrete substructure, including at former bar area	2,650	SF	10.00	26,500
Honed flagstone surfacing	2,650	SF	35.00	92,750
Delete handrail and ramp (<i>Section 9</i>)	(1)	LS	29,450.00	(29,450)
New landing and curved ramp, including handrails both sides	1	LS	40,000.00	40,000
Markups	63.86	%	263,140.00	168,035
				431,175

Alternate 2: Remove Storage Area between Auditorium & Lodge Room

Demolition				
Demolish and remove interiors, roof, and floor, and exterior landing	424	SF	12.00	5,088
Re frame wall replace historic window	1	LS	11,000.00	11,000
Patch and paint exterior cement plaster	1,064	SF	13.00	13,832
Rehabilitate exterior windows	4	EA	2,000.00	8,000
Markups	63.86	%	37,920.00	24,215
				62,135