

Hall of Waters

Restoration of the Hall of Waters - Ground Floor Mezzanine Spa Whitebox Rehabilitation				11/29/2022
Final Tenant Finish and Renovations by Leaseholder				
DESCRIPTION	Quantity	Unit \$	TOTAL	
Division 10	Specialties			
102813	Commercial Toilet Accessories	1	LS 4,000.00	\$ 4,000.00
	New toilet accessories for new ADA restroom - grab bars, pipe covers, dispensers, mirror	2	EA 350.00	\$ 700.00
104416	Fire Extinguishers	3	EA 350.00	\$ 1,050.00
	Install fire extinguisher			
Division 22	Plumbing			
220500	Basic Mechanical Materials and Methods for Plumbing			
	Install new plumbing for spa museum and restrooms above, while ceiling is out	12	EA 2,500.00	\$ 30,000.00
	Install new plumbing for new ADA restroom	2	EA 4,500.00	\$ 9,000.00
Division 23	Mechanical			
230000	HVAC, Duct, Grilles			
	Install new ductwork for ventilation	1	LS 48,000.00	\$ 48,000.00
	Install new VRF HVAC System	1	LS 90,000.00	\$ 90,000.00
	Install new diffusers, registers, and grilles	48	EA 375.00	\$ 18,000.00
Division 26	Electrical			
260500	Common Work Electrical			
	Hook up new HVAC			
	Install new electrical panel and feeder	1	LS 9,500.00	\$ 9,500.00
	Install new conduit and wire throughout	5,000	SF 3.00	\$ 15,000.00
	Install new electrical switches and receptacles	5,000	LS 3.00	\$ 15,000.00
	Install new exit signage and emergency lighting	10	EA 700.00	\$ 7,000.00
265113	Interior Lighting			
	Install new occupancy sensors	20	EA 275.00	\$ 5,500.00
	Rewire and restore historic light fixtures and provide missing replacement shades	32	EA 800.00	\$ 25,600.00
	Install new lighting in remainder of space (flush mount linear and suspended ceiling LEDs)	5,000	EA 5.00	\$ 25,000.00
Division 27	Communications			
270000	Telephone and Data			
	Install new telephone and Data Drops	5,000	SF 0.85	\$ 4,250.00
Division 28	Security and Fire Alarm			
284600	Fire Detection			
	New Fire Detection Equipment - Install new detection equipment in Ground Floor Mezz - New system to be expanded with future renovations.	1	LS 42,000.00	\$ 42,000.00
Subtotal Labor and Materials				\$ 786,065.00
Design and Construction Contingency 28%				\$ 220,098.20
General Conditions 18%				181,109.376
Contractor Fee 10%				\$ 118,727.26
Bonds and Permits 2%				\$ 26,120.00
Subtotal				\$ 1,332,119.83

MEP Engineers Fees	\$ 105,000.00
Structural Fees	\$ 14,000.00
Architect Fee	\$ 50,625.00
Reimbursable Expenses	\$ 900.00
Total AE Fees	\$ 170,525.00

Total project with Architectural Fees and Expenses \$ 1,502,644.83

Operations and Maintenance - This will primarily be a leased space, so day-to-day maintenance and utilities will be paid by the leaseholder as part of rent

Maintenance, Repairs, and Equipment for HVAC/Electrical/Plumbing/Replace Bulbs and Filters	1	LS	5,920	\$ 5,920.00
Supplies and Equipment (bulbs, filters, cleaning supplies for public hall)	1	LS	800	\$ 800.00
Janitorial and Floor Maintenance (Public Area and Stairs Only)	1	LS	7,280	\$ 7,280.00
TOTAL Operations and Maintenance for Ground Floor Mezzanine:				\$ 14,000.00