

# PRINCE GEORGE WELLNESS CENTER

Feasibility Study and Adaptive Reuse Assessment - Phase 1 Renovation Scope



# Phase 1 Renovation Scope

Report Presented on July 17, 2019

## Architectural

- **Handicapped accessibility**
  - Ramp replacement
  - First floor main restrooms

## Mechanical

- Restroom exhaust systems
- Heating for first floor restrooms

## Plumbing

- Plumbing for first floor restrooms

## Electrical

- New main electrical service
- New fire alarm system
- Fire protection and fire alarm systems

## Fire Protection

- New fire sprinkler system



# Phase 1 Renovation Added Scope

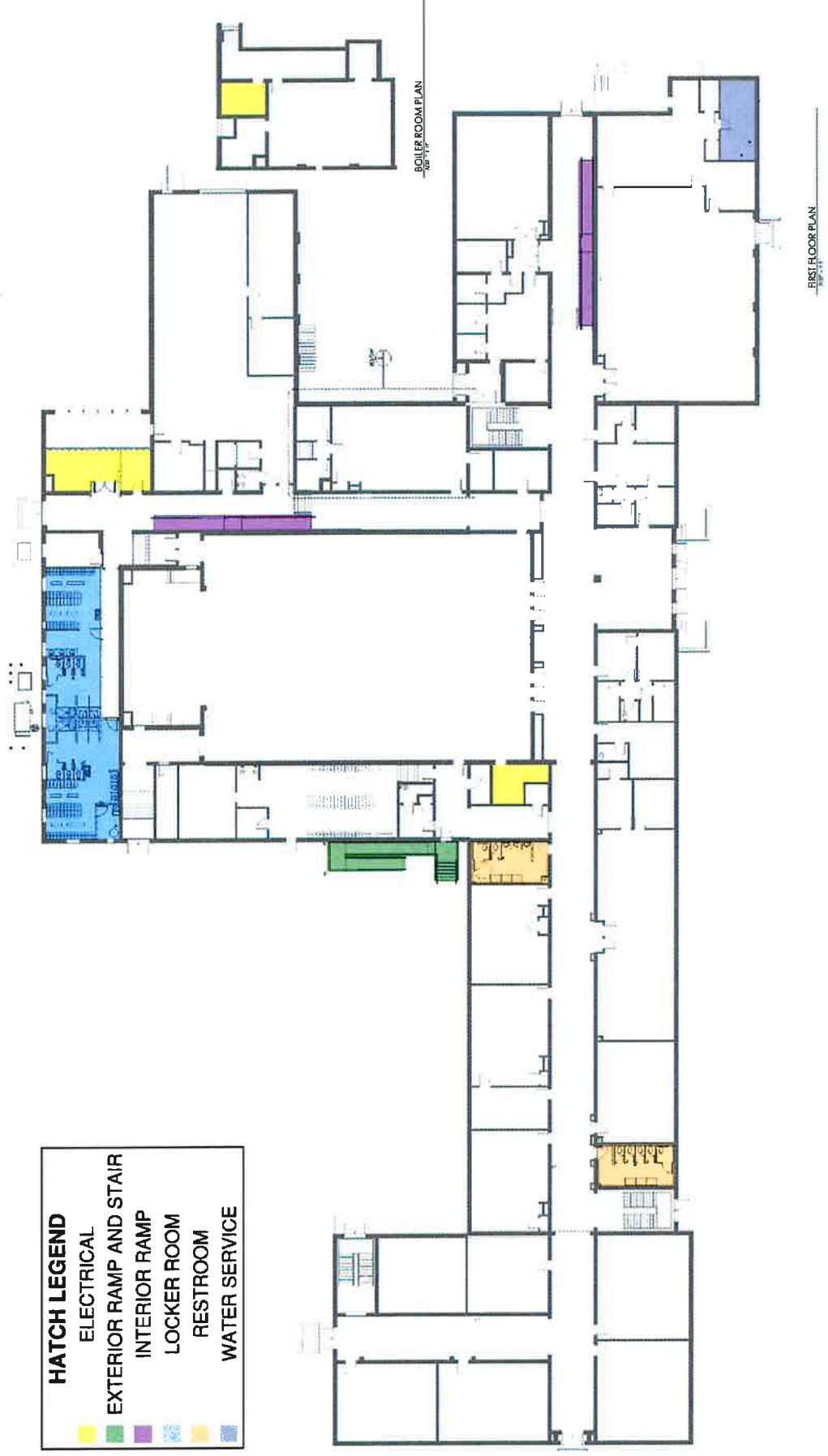
## Added Scope Fall 2019

- Locker Rooms
- Generator
- Rear Parking Lot Ramp
- New Domestic Water line





# Phase 1 Renovation Added Scope



# Budget

## Phase 1 – Previous Estimate July 23, 2019

<b>Phase 1 Work</b>	
• Building	\$843,406
• Sitework	\$28,339
• Escalation (December 2019)	\$23,828
• Contingency	\$134,336
• Phasing Premium	\$20,598
• ADA Restroom	\$148,000
<b>Total</b>	<b>\$1,198,507</b>

## Added Scope After Phase 1 Budget Estimate

• Locker Rooms	\$651,000
• Generator	\$343,632
• Rear Parking Lot Ramp	\$101,500
• New Water Line	\$10,803
<b>Total Added Scope</b>	<b>\$1,106,935</b>

**Total Phase 1 Plus Budget Plus Added Scope     \$2,305,442     July 23, 2019**



# Budget

## Phase 1 – 50% CD’s Estimate March 23, 2020

- Phase 1 Work – 50% CD’s**
- Building and Site Including Added Scope \$2,280,166
  - Includes Locker Rooms
  - Includes Generator
  - Includes Rear Parking Lot Ramp
  - Included New Water Line to Building

### Project Funds

- Total Borrowing \$1,920,000
- Contracted A&E Fees \$283,823

### Available Remaining Funds

- Project Funds for Construction \$1,636,177

**Total Deficit With Added Scope -\$643,989**



# Budget

## Phase 1 – 50% CD’s Estimate March 23, 2020

- Phase 1 Work – 50% CD’s**
- Building and Site Including Added Scope \$2,280,166
  - Includes Locker Rooms
  - Includes Generator
  - Includes Rear Parking Lot Ramp
  - Included New Water Line to Building

### Potential Deduct Alternates (subtract from estimate above)

- Locker Rooms \$651,000
- Generator \$343,632
- Rear Parking Lot Ramp \$101,500
- New Water Line \$10,803

**Total After Deduct Alternates \$1,173,231**

**Available Funds \$1,636,177**

**Potential Surplus \$462,946**

