

James Madison Park Shelter

Building Condition Assessment & Study



Aerial View – James Madison Park & Shelter

Date: October 21, 2013

Prepared For:

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James Madison Park is one of the most highly used urban parks in the City of Madison System. Destree Design Architects, Hein Engineering Group and MP-Squared Structural Engineers were asked by the City Parks Division to evaluate the condition of the existing park shelter and evaluate maintenance and renovation options. All concept drawings and estimates for probable cost are intended for discuss purposes only and are not intended to reflect any approved project.



Building Condition Assessment

James Madison Park Shelter – City of Madison
Madison, WI
October 16, 2013

Designed by Kenton Peters and Associates in 1978, this concrete building is architecturally interesting, reflecting the height of the Brutalist design philosophy. The structure is in good condition; however the building is significantly underutilized. It is currently advertised with a capacity of 60 persons. The following are observations and code analysis of the existing structure.

Sense of Place:



Shelter Front

Lakeside: The park shelter has excellent lake presence and potential views of Lake Mendota; the downside of the shelter orientation is how the building is nestled into the land with limited visibility from the street. This orientation makes it difficult for the community to be aware of this amenity. The concrete patio is limited in depth and abruptly ends at the asphalt service drive.



Roof Terrace looking southwest



Roof Terrace looking west toward Lake Mendota

Roof Terrace: The roof area is wonderfully planted with a single picnic table. The roof garden is well integrated into the streetscape; unfortunately it is so well done, it is not apparent that you are on the actual shelter roof.





Northern Stair Access toward Lake Mendota Shoreline

Landscaping: The roof terrace planting beds are maintained by a volunteer neighborhood group. On the lake side, the landscape is limited to a simple lawn.

Transportation: Excellent Bus and Bike routes. Vehicle parking is limited to street parking.

Entry: The existing brown wood entry does not welcome the community. It is dark and visually heavy. The solid wall raises concerns of visibility and security. The wood entry does not accentuate the floating curved forms of the primary structure.



Lakeside Entry to Shelter

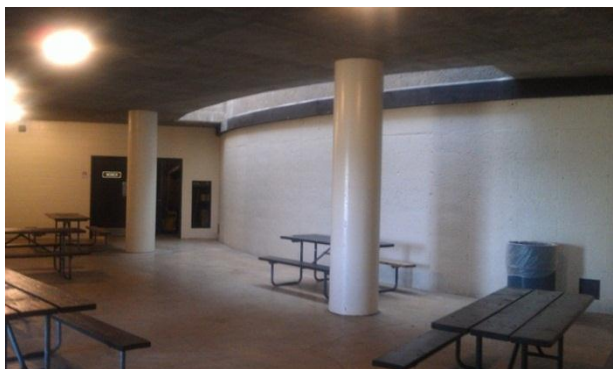


Activity Room: The space is expansive, constructed primarily of exposed architectural concrete, concrete masonry walls and concrete floors. Acoustics are a challenge and lighting glare, performance and efficiency needs improvement. The solid wood entry wall with slot windows eliminates any lake views from this interior gathering area.

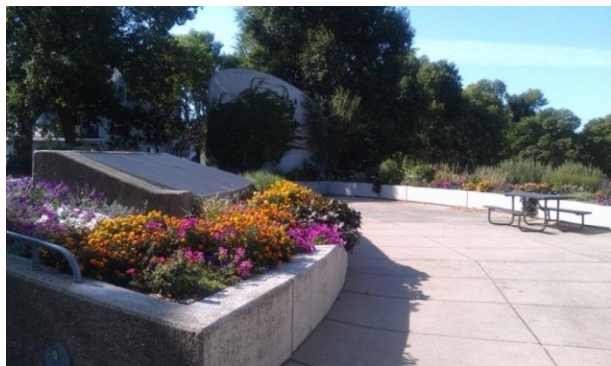


Interior of Activity Room looking toward the lake

Skylight: The skylight appears to have a couple areas of cracked glass, but is in good condition. A leak at the concrete seam below the skylight was repaired 3+ years ago.



Activity Room with skylight above



Top of Skylight at Roof Terrace with planting bed



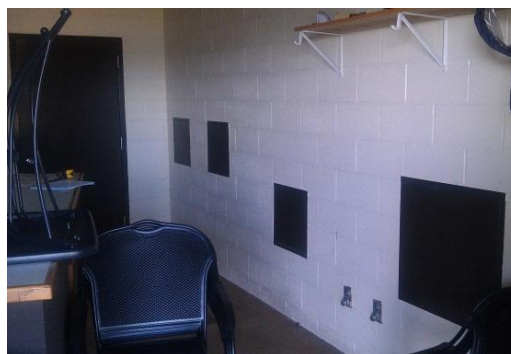
Interior Skylight illuminates space



Concessions: This area has two hose bibbs and a coiling door for vendor sales and/or a serving area for shelter patrons. There is a single door to the lake side and no visual connection to the exterior. Currently this space is used for miscellaneous storage and outdoor furniture.



Activity Room looking toward Concessions



Interior of Concessions room – used as storage

Storage: This small room was constructed with a temporary wood partition for a former vendor. It is currently used for life guard storage.

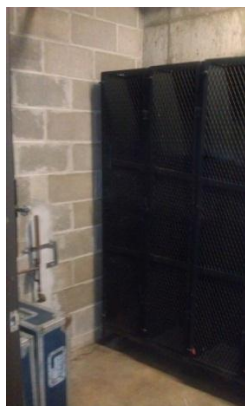


Activity Room with garage door on lakeside and added storage room



Interior of Storage Room

Mechanical: There are two small mechanical rooms that will accommodate basic upgrades. The northeast mechanical room is used for janitor storage and has an abandoned furnace. The southwest mechanical room has lockers for life guards, water line and meter. There is no service sink or janitor sink in the building.



Southwest Mechanical



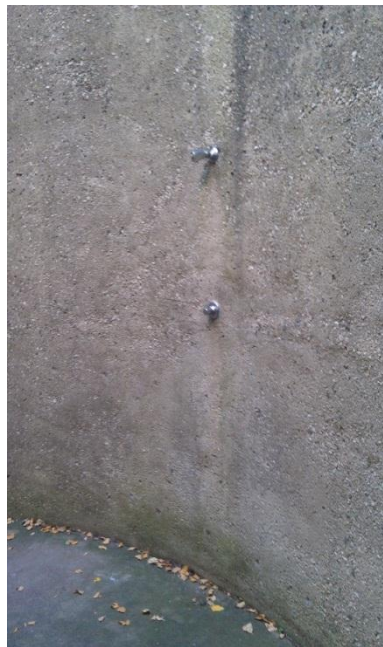
Northeast Mechanical



Toilet Rooms: The current toilet rooms and outdoor showers are well-used and provide only cold water. They require maintenance and need ADA Accessibility upgrades.



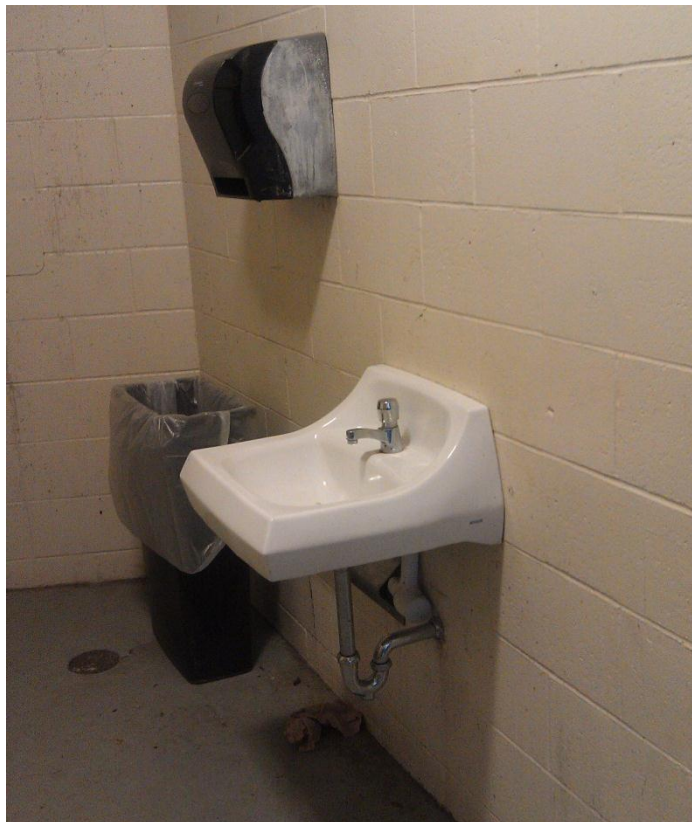
Existing Women's Toilet



Outdoor Shower



Existing men's Urinal



Existing men's Sink

Accessibility:



Preliminary Code Assessment:

Zoning: PR – Special District – Park & Recreation District

Occupancy: (303 IBC) A-3, Assembly (Community Hall)

Construction Type (601 IBC): IIIB non-sprinkled, masonry exterior shell

Building Square Footage: Main Occupied Level = 2500 SF +/-

Max Occupancy: Main Activity Room = 1495sf
 Flexible Seating/Tables (15sf/person) = 99 person
 Standing only (5sf/person) = 299 persons

Fire Protection:

There is no existing fire sprinkler system, fire alarm system or publically accessible fire extinguisher.

Existing Plumbing Fixture Count:

Women's One (1) Toilet
 One (1) lavatory
 One (1) Outdoor shower

Men's One (1) Toilet
 One (1) Urinal
 One (1) lavatory
 One (1) Outdoor shower

Drinking Fountain (1)

Service Sink (0)

Accessibility:

As the shelter has been updated and maintained over the years, accessibility improvements have been performed related to that work. Original conditions still exist that will require accessibility improvements per ICC/ANSI A117.1-2003. The following identifies those areas:

Path of Entry/Egress

Accessible (meets minimum ADA code):

- Modified concrete ramps were installed at the original shelter steps that do meet minimum ADA guidelines
- The roof terrace is accessible via the public sidewalk

Non-Accessible

- Doors to toilet rooms do not have the required 18" pull side

Doors

Accessible (meets minimum ADA code):

- All Doors are 36" wide
- Entry Doors have simple pull/push hardware, no ADA operators

Non-Accessible

- Interior doors all have knob style hardware, which is not accessible
- Doors to Toilet rooms do not have the required 18" pull side.

Plumbing Fixtures & Accessories

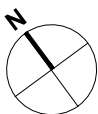
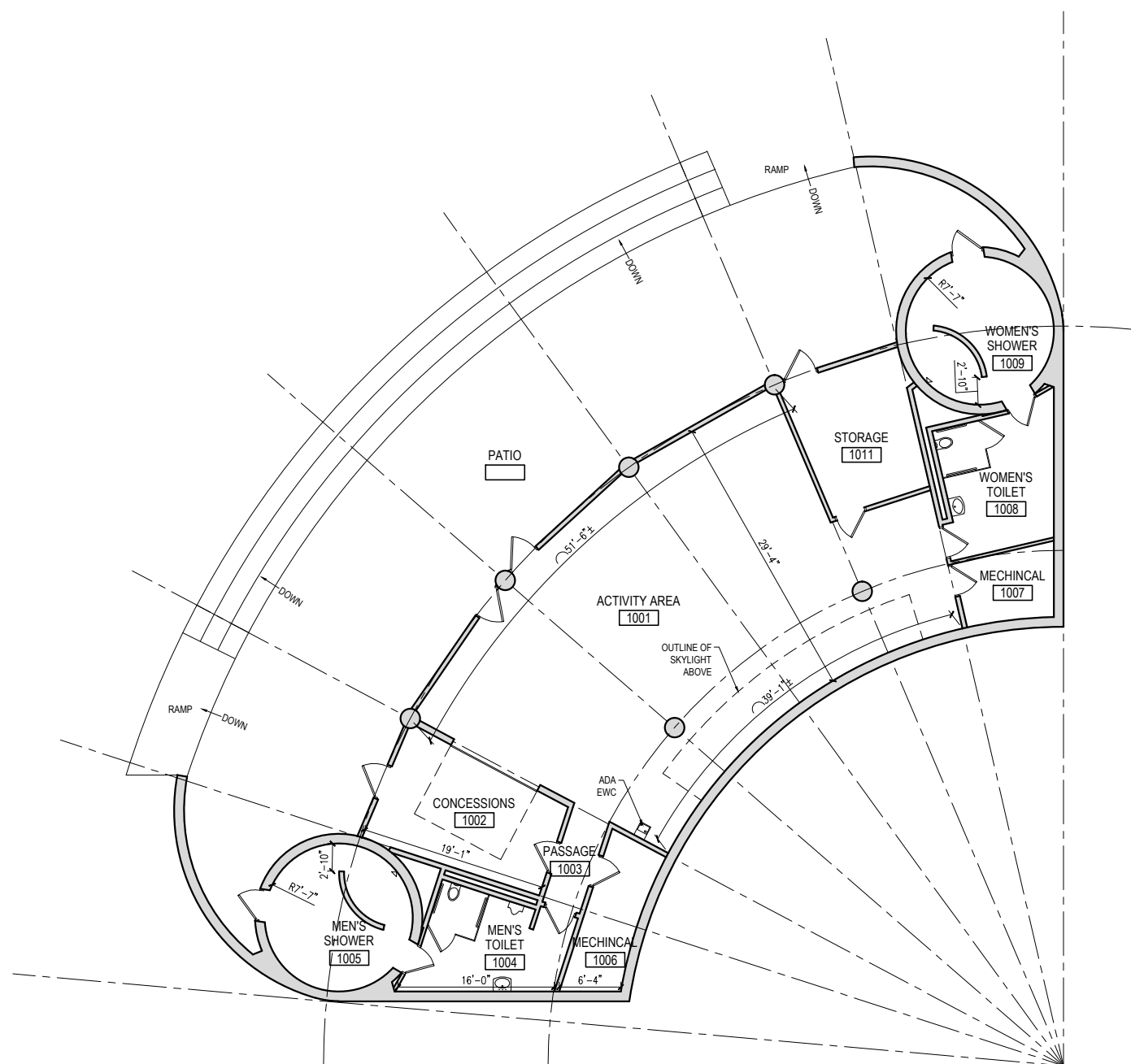
Accessible (meets minimum ADA code):

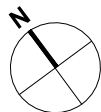
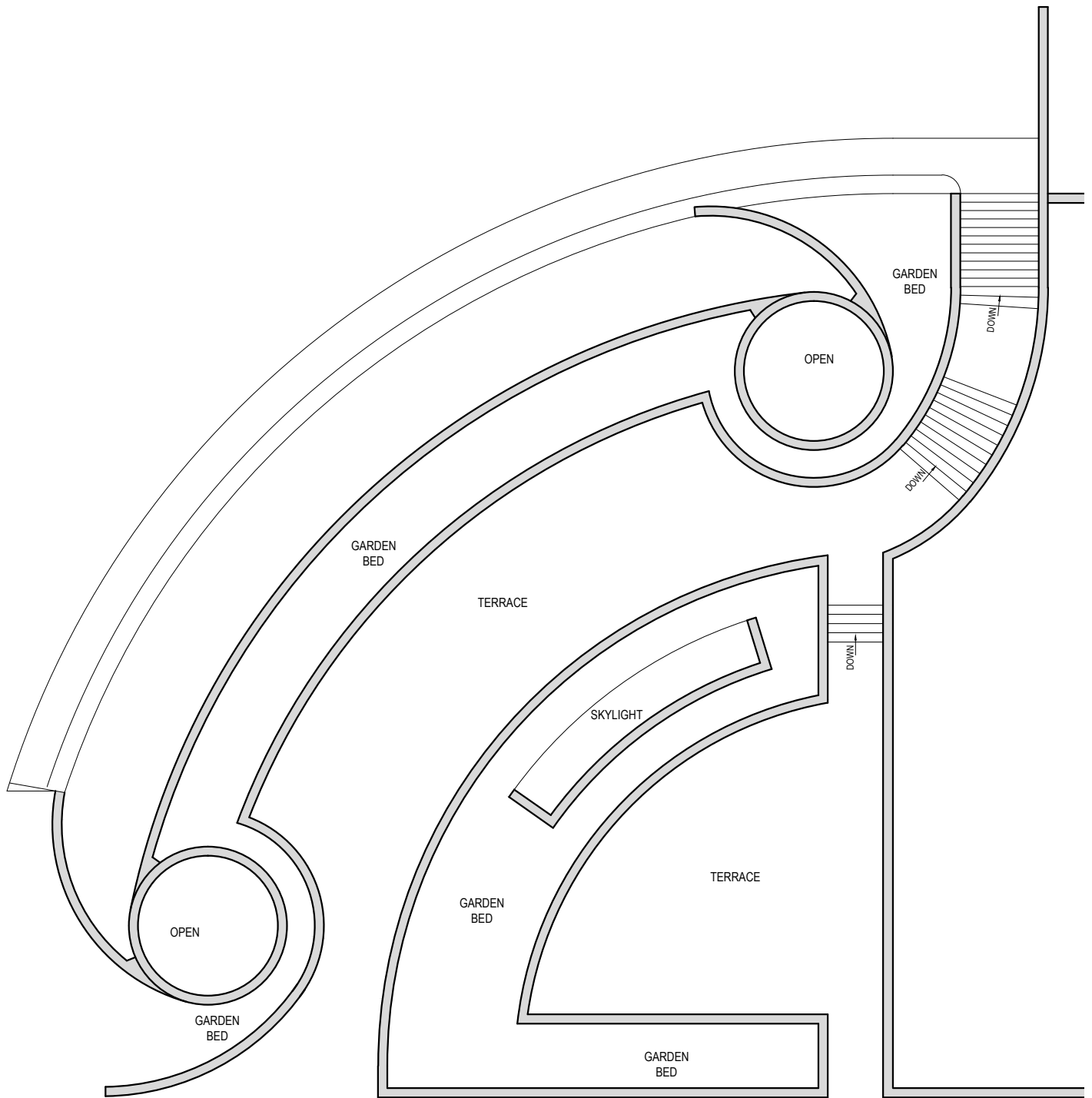
- Drinking Fountain is mounted at 34"a.f.f. with an 18" extension and 27" high knee space

Non-Accessible

- Toilet fixtures and flush control will require upgrade to meet ADA accessibility
- Add 18" grab bar at toilets
- Urinal flush control will require upgrade to meet ADA accessibility
- Sinks need off-set drains to meet clearance
- Current paper towel dispensers do not meet ADA clearances or reach requirements







EXISTING FACILITY CONDITION REPORT

SURVEY DATE: 8-16-13

PROJECT: James Madison Park Shelter
East Gorham Street Madison, WI

TO: Tyler Smith, AIA Destree Design Architects
FROM: Michael Hein, PE HEIN Engineering Group

RE: **James Madison Park Shelter
Mechanical/Electrical Evaluation and Condition Report**

EXISTING FACILITY:

The original 2,500 SF park shelter appears to have been built in between 1976-1978's with subgrade walls and roof, except for the west exposure facing the Lake Mendota and a row of skylights. The shelter consists of an outdoor shower enclosure on each end with entry into mens and womens toilet areas. The center section consists of an activity area with a food concession space and food storage space adjacent. A mechanical space is provided on the north side.

The facility appears to be constructed of poured concrete reinforced construction with 2" of rigid insulation outside. The west facing wall is of wood stud construction with 3-1/2" fiberglass batt construction with plywood facing. The men's and women's toilet rooms on each end have an insulated floor(2" rigid insulation) with electric heat pads imbedded in the concrete. The skylight appears to be thermal panes glass without low-e coating.

EXISTING PLUMBING SYSTEM:

The facility is serviced by a 1-1/2" water service which enters the original food storage room on the south side.

The original facility was piped for an electric water heater, but the water heater has been removed. We expect the water service is provided from East Gorham Street.

A 4" sanitary sewer appears to leave the facility and flow south west by gravity. The outdoor showers are also served by this sanitary system. A plumbing vent through the roof adjacent the two round shower enclosures is shown on the original drawings, but the VTR fitting could not be located on the patio roof above.

The plumbing fixtures appear to be either original or replaced many years ago. The water closets use concealed flush valves but access to the valves is very limited.

Hose bibbs are provided in the concession and activity areas, but not in the toilet rooms.

Natural gas for the facility is provided at the north mechanical room for a furnace unit.

EXISTING HEATING AND VENTILATING SYSTEM:

The facility was heated by gas-fired downflow furnace which appears original and non-functional at this time. The furnace unit supplied an underground transite ductwork system with supply diffusers in both sides of the activity space and a diffuser servicing the concession space. Return air is drawn through the activity space into the mechanical room by transfer grilles. The furnace is gravity vented to a concrete encased chimney above the roof patio area, which appears to be cracked.

The toilet areas are heated by electric matt imbedded in the concrete floor with a wall thermostat for control, but they are no longer functional, and may present a shock hazard.

The toilet areas were originally serviced by an inline exhaust fans discharging into the outdoor shower areas, but the fan has been removed into both toilet areas. The original exhaust rate of 120 CFM would not comply with current codes.

EXISTING ELECTRICAL SYSTEMS:

The facility is provided with 200-amp 120/240-volt/1-phase electrical service in the north mechanical room. The distribution panelboard is a Square D NQOD with 20 spaces and only 10 circuit breakers used. None of the circuit breakers appear to be labeled adequately.

The lighting inside the building has been replaced with predominantly HID outdoor lighting and controlled by time clocks. The lighting color quality and quantity are not good. Much of the conduit system appears to be imbedded in the concrete and may not be in good condition if it was galvanized conduit.

The exterior lighting is limited and much of the original step lights are not operational. What lighting is operational is controlled by a photocell and timeclock.

Receptacles have been provided in limited locations, appear to be original and are not GFI protected.

ENGINEERS COMMENTS:

The shelter facility has great potential for providing a unique siting adjacent to Lake Mendota with proper support services. Currently, the facility is not adequately supported mechanically/electrically to meet current codes and provide a proper maintained and efficient shelter operation.

The plumbing systems and electrical services in place are adequate for remodeling with new fixtures and controls to meet current standards. Adequate service space for the plumbing fixture flush valves is an issue. A determination will need to be made if hot water is necessary, if so, a softener should be added to protect the hot water system and a recirculation pump provided.

If the facility is not planned to be heated the furnace system and underground ductwork can be abandoned. If seasonal heating is needed a preferred overhead ductwork system should be pursued.

All electrical distribution and devices (switches and receptacles) should be replaced and provided with GFI protection through out. New energy efficient light fixtures and controls will be required to meet current codes. New exist and egress lighting will also need to be addressed.

The exterior step and landscape lighting should be upgraded with new energy efficient LED fixtures with new photocell and timeclock controls.

Exhaust fans upgrades will be required at the toilet areas to meet current codes.

End of Condition Report



Electrical Service & Meter Bank



Existing Downflow Furnace



Plumbing Chase Access Panels



Stainless Steel Floor Mtd Urinal



Typical HID Light Fixtures



Stainless Steel Wall Mtd Water Closet



CONDITIONS ASSESSMENT JAMES MADISON PARK SHELTER MADISON, WISCONSIN

INTRODUCTION

MP-Squared Structural Engineers, LLC **(mp)²** was retained by Destree Design Architects to provide a structural observation of the existing James Madison Park Shelter owned by the City of Madison. This on-site observation is step one of a four step process towards facilitating the renovation of the shelter.

Existing construction drawings were provided by Mr. Tyler Smith (Destree Design Architects) and were used to field verify the “as-built conditions”.

The existing structure was reportedly built circa 1978 and is composed of an upper and lower level. The lower level contains an activity area, concessions, bathrooms, showers, and mechanical space. The upper level is an open air garden and terrace (Photo 1).

BUILDING STRUCTURAL SYSTEMS

Based on field observations and construction drawings, the structural framing of the park shelter consists of an elevated conventionally reinforced 10” concrete flat mat slab supported on a combination of concrete columns and foundation walls. The lower level consists of 5” concrete slab on grade. The foundation system is typical concrete spread footings and strip footings bearing directly on granular fill (bearing capacity = 4,000 psf). The lower level space is set back along the front of the building creating a cantilevered elevated concrete slab condition above. The edge of the cantilever contains a concrete wall that extends both above and below and is attached with #4 reinforcing dowels at 2’-0” on center.

NOTABLE OBSERVATIONS & FINDINGS

A couple notable structural concerns regarding the existing conditions were made. Concrete is spalling off the bottom of the elevated concrete wall at the front entrance of the building (Photo 4). The open air terrace has a skylight along the back of the building that appears to have an active or recent leak allowing moisture penetration (Photos 2, 3). The planter gardens located on top of the slab appear to have a soil depth of around 2’-0”. The structural drawings show these planters filled with soil to that depth and this load is

very likely considered dead load in the original structural design. (Photos 5, 6). The structural drawings indicate the design live load of the public access areas of the elevated concrete slab is 100 psf. This live load would meet the current code requirements for uses such as dance halls, ballrooms or other places of assembly.

RECOMMENDATIONS

In general, the Park Shelter building is in very good condition. **(mp)²** recommends the spalling concrete be addressed to avoid possible injury from falling debris. The moisture penetration at the skylight should be addressed by repairing the leaks. **(mp)²** also would recommend a detailed analysis of the flat mat slab be performed if the proposed renovation were to increase the current slab design loads.

SUMMARY

The park shelter building observed needs a few maintenance items addressed but overall, the building is in very good structural condition. The most critical repair is to address the spalling and loose concrete along the bottom of the front entrance beam since this is a potential safety issue.

LIMITATIONS:

Our observations were limited to a hands reach evaluation. Some damage, deterioration and decay may be hidden.

A rigorous structural analysis of the entire structure is beyond the scope of our current directive and has not been performed.



Photo 1 - Front of Park Shelter



Photo 2 - Lower Level with Skylight



Photo 3 - Moisture Penetration



Photo 4 - Concrete Spalling



Photo 5 - Terrace Level Garden



Photo 6 - Terrace Level Garden

Building Condition Summary:

The Building is in good condition with a need for multiple levels of upgrades. The team will recommend approaches, scope of work and phases to address the identified challenges:

- ADA accessibility (Americans with Disabilities Act)
- Plumbing fixture maintenance and upgrades
- Improved visibility – interior and exterior
- Aesthetics
 - Address the heavy fascia line
 - Address the wood entry wall
- Security, life safety and fire protection
- Upgrade lighting – interior and exterior
- Improve interior acoustics
- Determine need for functional heating system
- Exhaust system
- General maintenance
 - skylight glazing repair
 - spalling concrete

Please refer to the Goals & Recommendations portion of the study for goals, programing information as well as additional recommendations.



Existing roof terrace



Goals and Recommendations-Overview:

Destree Design Architects, Hein Engineering Group and representatives of the City of Madison Parks Division met and developed the following initial goals and recommendations to begin the process maximizing the potential for the existing park shelter.

Goals:

- Provide life safety, building and accessibility code improvements
- Provide maintenance upgrades
- Maximize views to park and lake – enhance Sense of Place
- Improve aesthetics and amenities
- Improve branding, signage and visibility to inform and promote the use of the shelter

Programming:

- Activity Room – Options for 60 persons, 99 person and 150+ persons
- Support Room - for serving, no concessions will be served from this location
- Storage – 8ft x 8ft minimum for Lifeguard equipment
- Janitorial room with service sink
- Toilet Facility Counts – count similar to existing or increase per occupant load
- Outdoor Showers
- Optional- Bride Room w/ unisex toilet

Recommendations*:

Develop three (3) levels of renovation and expansion concepts to investigate the buildings potential to serve the neighborhood and City of Madison.

Option A = Base improvements and maintenance

Option B = Upgrade existing building to enhance services for the seasonal use of the building.

Option C = Enhance and expand shelter for larger groups with optional year-round use.

**All concept drawings and estimates for probable cost are intended for discuss purposes only and are not intended to reflect any approved project.*

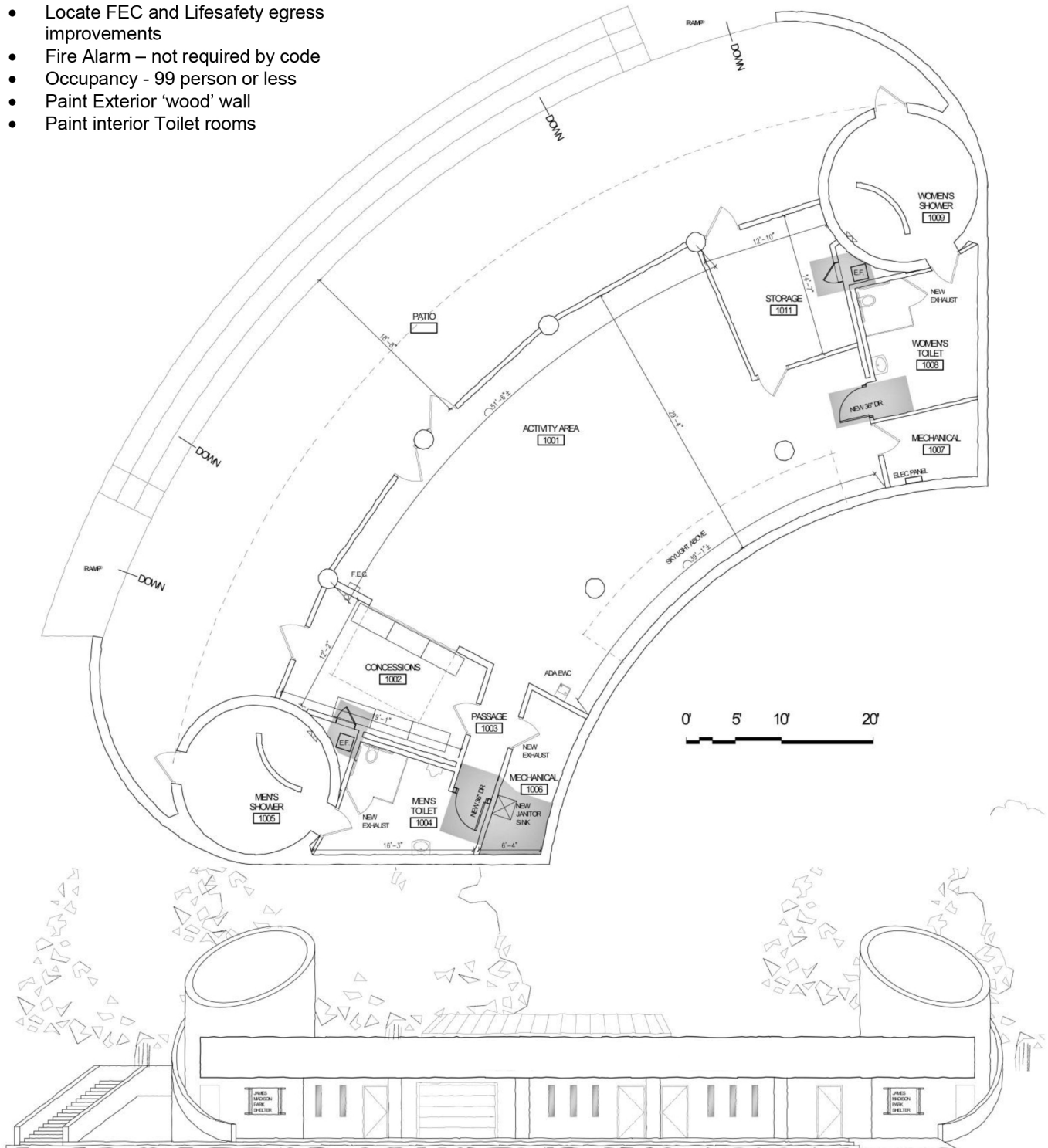


View from roof terrace



Option A - The following are recommended base improvements:

- Add Service Sink
- ADA Path of Egress and Door Upgrades
- No Fixture Upgrades
- Install code compliant exhaust system
- Repair skylight glazing
- Repair spalling of concrete on front fascia
- Address GFI circuits
- Locate FEC and Lifesafety egress improvements
- Fire Alarm – not required by code
- Occupancy - 99 person or less
- Paint Exterior 'wood' wall
- Paint interior Toilet rooms
- Replace lighting in place
 - Interior
 - Exterior
 - No work with step lights
- Minimal Landscape upgrades
- Additional option for exterior banners and new signage on lake side



PROJECT BUDGET WORKSHEET

Oct 15, 2013 - Melissa Destree

Project Name: James Madison Park - Shelter Renovation
Option: Option A
Account Number:
Contract Number:

Description:

The scope of **Option A** is to provide code improvements and address needed maintenance to the existing shelter.

Construction Cost

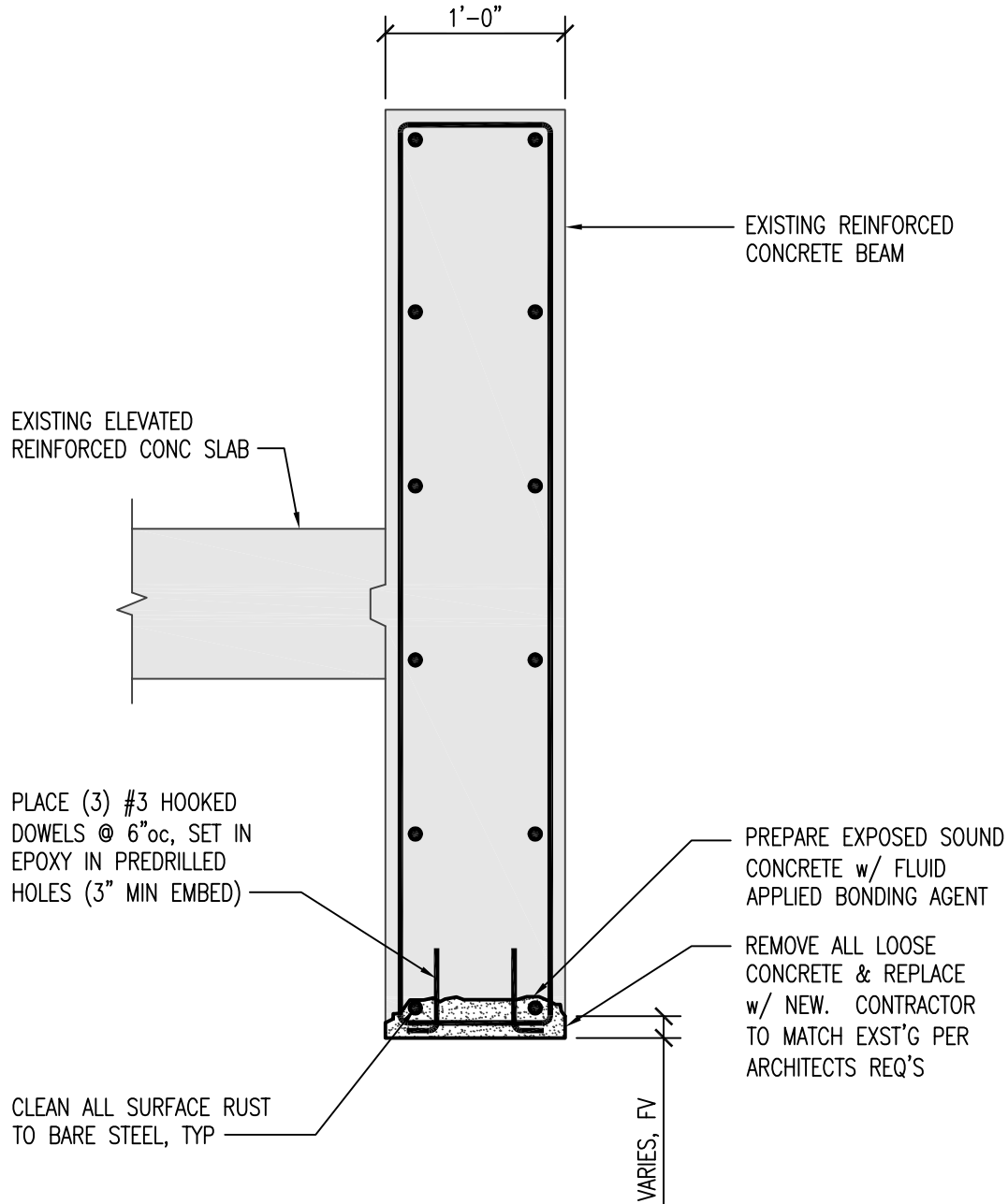
<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>No. of Units</u>	<u>Cost/Unit</u>	<u>Total</u>
Div 2	Demolition	sf	2,500	1.0	\$ 2,500
Div 3	Materials - Arch Concrete Patch - soffit	lf	100	20.0	\$ 2,000
	Labor	lf	100	40.0	\$ 4,000
Div 4	Materials - CMU	lf	12	150.0	\$ 1,800
	Labor	lf	12	250.0	\$ 3,000
Div 7	Insulation	sf	0	0.0	\$ -
Div 8	Door Materials	ea	2	800.0	\$ 1,600
	Door Labor	sf	2	300.0	\$ 600
	Door Hardware	ea	5	300.0	\$ 1,500
	Door Hardware Labor	ea	5	150.0	\$ 750
	Repair Glazing	ea	1	800.0	\$ 800
Div 9	Paint/Stain	sf	2,500	5.0	\$ 12,500
Div 10	FEC	ea	3	500.0	\$ 1,500
Div 22	Plumbing - Janitor Sink/Faucet	ea	1	1,500.0	\$ 1,500
Div 23	HVAC - (see Div 26 Exhaust Fans)				
Div 26	Electrical/Data				
	Demolition	sf	2,500	1.0	\$ 2,500
	Light Fixtures	ea	16	500.0	\$ 8,000
	Exit Signs	ea	3	700.0	\$ 2,100
	Recept/Devices - GFI Device Only	ea	12	100.0	\$ 1,200
	Occupancy Sensors	ea	8	150.0	\$ 1,200
	Exhaust Fans & Ductwork	ea	2	4,200.0	\$ 8,400
	Access Panels - Installed	ea	2	800.0	\$ 1,600
	Fire Alarm System	sf	2,500	2.0	\$ 5,000
	Phone Connection - Fire Alarm System	ea	1	500.0	\$ 500
	Subtotal: Building Construction Cost				\$ 64,550
	GC General Conditions	20%			\$ 12,910
	GC Overhead & Profit	10%			\$ 6,455
	Building & Site Construction Cost				\$ 83,915
	Total Construction As Bid				
	Public Works Contingency, 8%				\$ 6,713
	Total Construction Estimate				\$ 90,628

	Fire Sprinkler - Add Alternate				
Div 21/26	Fire Sprinkler System	sf	2,500	6.0	\$ 15,000
	Fire Projection Monitoring	ea	4	600.0	\$ 2,400
	Water Service - Pipe(allowance)	lf	80	40.0	\$ 3,200
	Water Service - Cut and Patch(allowance)	lf	80	100.0	\$ 8,000
	Sub-Total				\$ 28,600
	GC Overhead & Profit/General Cond	25%			\$ 7,150
	Fire Sprinkler Total				\$ 35,750
	Total Estimate with Add Alternate				\$ 126,378

Design Fees, Utility Connections & Printing(w/ Add Alternates)					
No.	Description	Unit	No. of Units	Cost/Unit	Total
	Facilities Managemt.Project Delivery				\$ -
	Architectural & Engineering Design Fees	14%			\$ 17,693
	Interior Design Fees				\$ -
	Landscape Design Fees				\$ -
	Land Survey Fees .5%				\$ -
	Civil Engineering Design Fees1.5%				\$ -
	Furniture Design Fees				\$ -
	Material Testing, Soils & Concrete		0	9,000	\$ -
	Printing of Plans and Documents		2,500	0.5	\$ 1,250
	Newspaper Advertisement for Bids		1	500	\$ 500
	Asbestos Material Testing Fees		1	5,000	\$ -
	Asbestos Material Disposal		1	20,000	\$ -
	Asbestos Air Sample Testing		1	5,000	\$ -
	Building Permits/Review Fees		1	500	\$ 500
	HVAC Permits/Review Fees		1	500	\$ -
	Stormwater Management Fees		0	1,000	\$ -
	Sanitary Sewer Connection Fees		0	10,000	\$ -
	Public Water Connection Fees		1	5,000	\$ 5,000
	Gas Service Connection Fees		0	5,000	\$ -
	Electric Service Connection Fees		0	10,000	\$ -
	Utility Pulse Meter Fees		0	2,000	\$ -
	Total Design Fees, Utility Connections & Printing				\$ 24,943

Furniture, Fixtures, and Equipment by Owner					
No.	Description	Unit	No. of Units	Cost/Unit	Total
	Trash Cans	ea	10	800	\$ 8,000
	Banners	ea	3	750	\$ 2,250
	Signage (2 Entry side & 1 at roof)	ea	3	1,200	\$ 3,600
	Total Furniture and Equipment by Owner				\$ 13,850
	Contingency				\$ 2,000
	Project Total				\$ 153,321

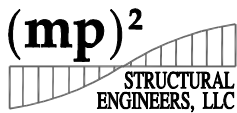
	Floor Paint - Toilet Rooms	sf	800	2.0	\$ 1,600
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SK-1

CONC BEAM REPAIR DETAIL

SCALE: 1" = 1'-0"



553 D'Oroffo Drive, Suite 201
Madison, WI 53719
Office: 608-821-4770
Fax: 608-821-4780

Project:

CONCRETE BEAM REPAIR JAMES MADISON PARK SHELTER

MP2 Project #: 1310131WI

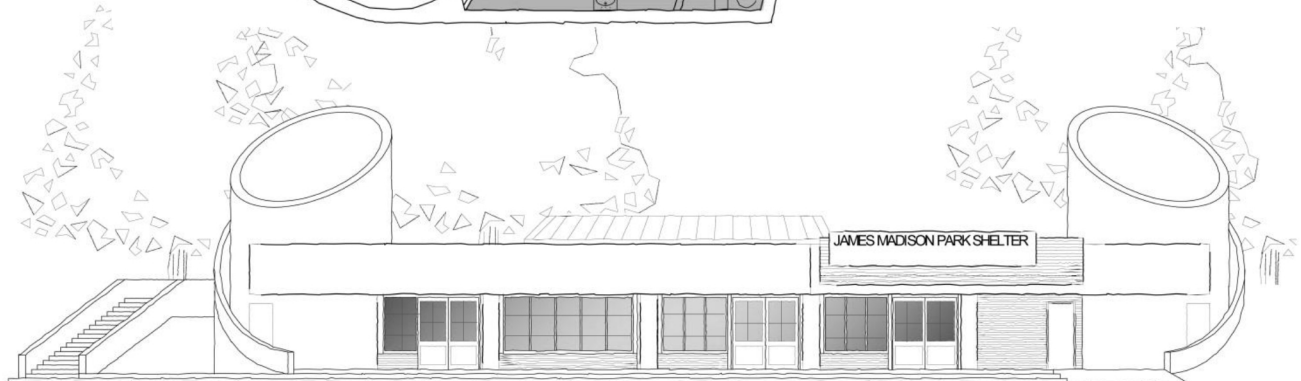
ISSUED FOR CONSTRUCTION
ISSUED DATE: 08/15/2013

Drawn by: MSL
Checked by: MSL

Sheet Number

SK-1

-
- Architectural floor plan of a building with various rooms and a shaded renovation area. The plan includes the following labeled areas:
- Rooms and Areas:** PATIO, ACTIVITY AREA 1001, STORAGE 1011, SUPPORT 1002, PASSAGE 1003, MEN'S SHOWER 1005, MEN'S TOILET 1004, WOMEN'S SHOWER 1009, WOMEN'S TOILET 1008, MECHANICAL 1007, MECHANICAL 1006.
 - Structural Elements:** RAMP, DOWN (multiple locations), EF (Exterior Finish), NEW EXHAUST, NEW JANITOR SINK, SOFTENER, VALVE, FEG ADA/EWC.
 - Dimensions:** 3'-3", 17'-3", 10'-4", 3'-5", 3'-2", 25'-5", 38'-1".
 - Scale:** 0' 5' 10' 20'.
 - Shaded Area:** A large, irregularly shaped area is shaded in gray, indicating the scope of the renovation project. It covers the central and right portions of the plan, including the Activity Area, Storage, Support, and Men's Toilet areas, and extends towards the Women's Shower and Toilet.



PROJECT BUDGET WORKSHEET

Oct 21, 2013 - Melissa Destree

Project Name: James Madison Park - Shelter Renovation
Option: Option B
Account Number:
Contract Number:

Description:

The scope of **Option B** is to provide code improvements, upgrade all plumbing and electrical fixtures to improve efficiency, open the shelter to the lake and provide acoustical elements in the activity room.
 The space will accommodate 99 persons.

Construction Cost

<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>No. of Units</u>	<u>Cost/Unit</u>	<u>Total</u>
Div 2	Demolition	sf	2,500	2.0	\$ 5,000
Div 3	Materials - Arch Concrete Patch - soffit	lf	100	20.0	\$ 2,000
	Labor	lf	100	40.0	\$ 4,000
Div 5	Metals - Misc	ea	1	1,000.0	\$ 1,000
Div 4	Materials - CMU	lf	36	120.0	\$ 4,320
	Labor	lf	36	200.0	\$ 7,200
Div 6	Materials (Siding & Wd Acoustic Panels)	sf	2,500	3.0	\$ 7,500
	Labor	sf	2,500	4.0	\$ 10,000
Div 7	Insulation - acoustical	sf	2,500	1.0	\$ 2,500
Div 8	Door Materials - Interior	ea	2	800.0	\$ 1,600
	Door Labor	sf	2	300.0	\$ 600
	Door Hardware	ea	5	300.0	\$ 1,500
	Door Hardware Labor	ea	5	150.0	\$ 750
	Repair Glazing	ea	1	800.0	\$ 800
	Exterior Glazing - Safety Film, Non-Insulated	lf	38	500.0	\$ 19,000
	Exterior Doors, Non-Insulated	ea	7	1,800.0	\$ 12,600
Div 9	Paint/Stain	sf	2,500	4.0	\$ 10,000
	Wash Architectural Concrete	sf	16,000	0.3	\$ 4,800
Div 10	FEC	ea	3	500.0	\$ 1,500
	Toilet Partitions	ea	2	1,500.0	\$ 3,000
Div 22	Plumbing - Janitor Sink/Faucet	ea	1	1,500.0	\$ 1,500
	Plumbing Fixtures	ea	5	2,100.0	\$ 10,500
	Repipe & insulation	ea	8	1,600.0	\$ 12,800
	Mixing Valve	ea	1	2,000.0	\$ 2,000
	Hose Bibs (2 interior, 1 exterior)	ea	3	500.0	\$ 1,500
	Gas Water Heater	ea	1	2,000.0	\$ 2,000
	Water Softner	ea	1	1,000.0	\$ 1,000
Div 23	HVAC - (see Div26 for Exhaust Fan)				
Div 26	Electrical/Data				
	Demolition	sf	2,500	2.0	\$ 5,000
	Interior Light Fixtures	sf	2,500	5.0	\$ 12,500
	Exterior Step Lights	ea	12	500.0	\$ 6,000
	Exterior Lights	ea	14	750.0	\$ 10,500
	Exit Signs	ea	4	700.0	\$ 2,800
	Rewire - Recept/Devices - 40 devices	ea	40	200.0	\$ 8,000
	Occupancy Sensors	ea	8	150.0	\$ 1,200
	Exhaust Fans & Ductwork	ea	2	4,200.0	\$ 8,400
	Access Panels - Installed	ea	6	800.0	\$ 4,800
	Fire Alarm System	sf	2,500	2.0	\$ 5,000

	Phone Connection - Fire Alarm System	ea	1	500.0	\$ 500
	Generator Pipe Sleeve	ea	1	2,000.0	\$ 2,000
	Electrical Panel Upgrade	ea	1	5,000.0	\$ 5,000
	Subtotal: Building Construction Cost				\$ 195,670
	GC General Conditions	20%			\$ 39,134
	GC Overhead & Profit	10%			\$ 19,567
	Building & Site Construction Cost				\$ 254,371
	Total Construction As Bid				
	Public Works Contingency, 8%				\$ 20,350
	Total Construction Estimate				\$ 274,721
	Fire Sprinkler - Add Alternate				
Div 21/26	Fire Sprinkler System	sf	2,500	6.0	\$ 15,000
	Fire Protection Monitoring	ea	4	600.0	\$ 2,400
	Water Service - Pipe(allowance)	lf	80	40.0	\$ 3,200
	Water Service - Cut and Patch(allowance)	lf	80	100.0	\$ 8,000
	Sub-Total				\$ 28,600
	GC Overhead & Profit/General Cond	25%			\$ 7,150
	Fire Sprinkler Total				\$ 35,750
	Total Estimate with Add Alternate				\$ 310,471

Design Fees, Utility Connections & Printing (w/ add alternates)					
No.	Description	Unit	No. of Units	Cost/Unit	Total
	Facilities Managemt.Project Delivery				\$ -
	Architectural & Engineering Design Fees	14%			\$ 43,466
	Interior Design Fees				\$ -
	Landscape Design Fees				\$ -
	Land Survey Fees .5%				\$ -
	Civil Engineering Design Fees1.5%				\$ -
	Furniture Design Fees				\$ -
	Material Testing, Soils & Concrete		0	9,000	\$ -
	Printing of Plans and Documents		2,500	0.5	\$ 1,250
	Newspaper Advertisement for Bids		1	500	\$ 500
	Asbestos Material Testing Fees		1	5,000	\$ -
	Asbestos Material Disposal		1	20,000	\$ -
	Asbestos Air Sample Testing		1	5,000	\$ -
	Building Permits/Review Fees		1	500	\$ 500
	HVAC Permits/Review Fees		1	500	\$ -
	Stormwater Management Fees		0	1,000	\$ -
	Sanitary Sewer Connection Fees		0	10,000	\$ -
	Public Water Connection Fees		1	5,000	\$ 5,000
	Gas Service Connection Fees		0	5,000	\$ -
	Electric Service Connection Fees		0	10,000	\$ -
	Utility Pulse Meter Fees		0	2,000	\$ -
	Total Design Fees, Utility Connections & Printing				\$ 50,716

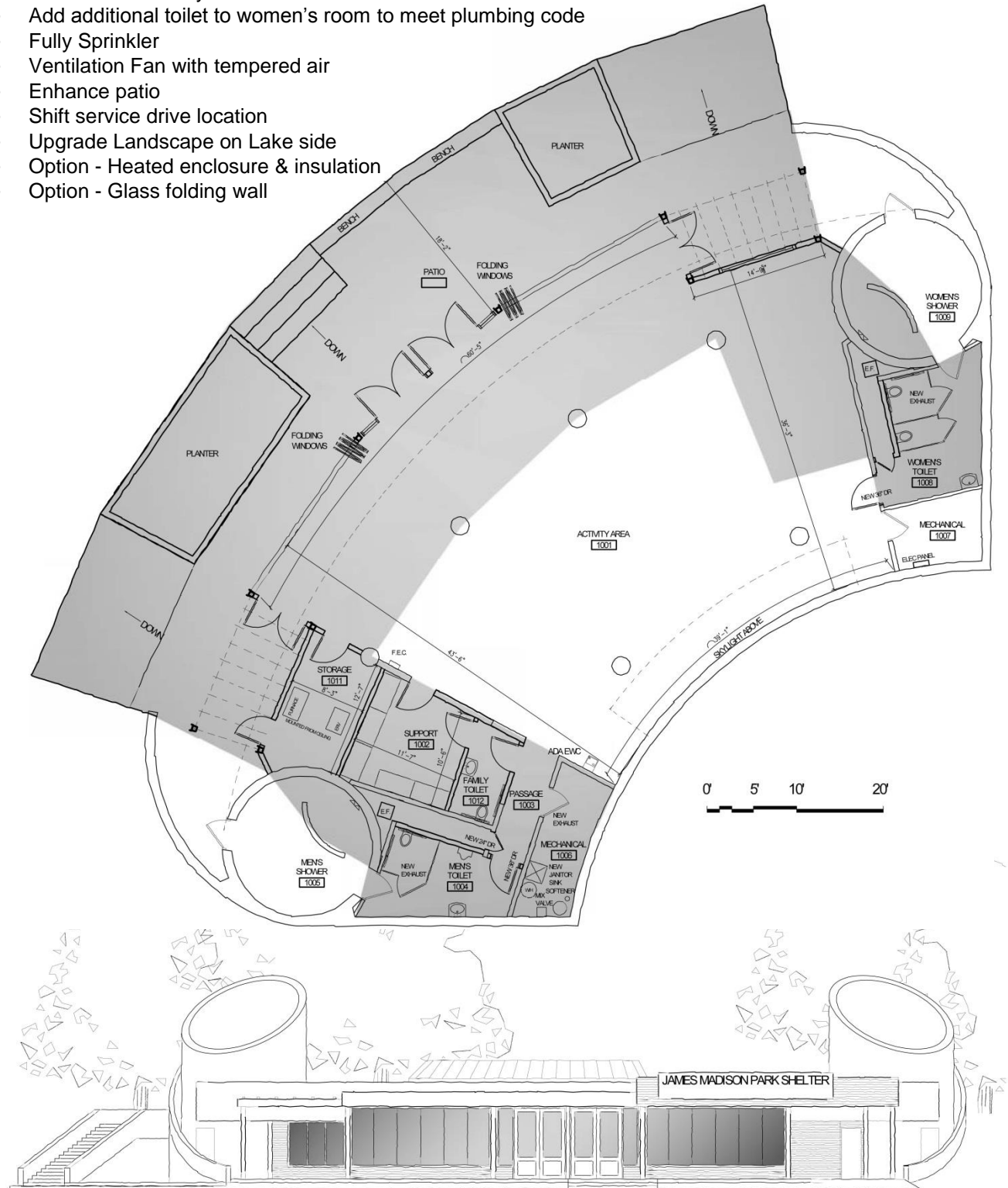
Furniture, Fixtures, and Equipment by Owner					
<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>No. of Units</u>	<u>Cost/Unit</u>	<u>Total</u>
	Trash Cans	ea	10	800	\$ 8,000
	Signage - Entry	ea	1	4,200	\$ 4,200
	Signage - Roof	ea	1	2,000	\$ 2,000
	Stainless Steel Work Tables	ea	6	350	\$ 2,100
	Total Furniture and Equipment by Owner				\$ 16,300
	Contingency				\$ 2,800
	Project Total				\$ 380,287

Div 9	Graffiti Coating Alternate	sf	13,800	0.6	\$ 8,280
	Epoxy Floor at- Toilet Rooms	sf	800	5.0	\$ 4,000

Option C

The following are recommended upgrades to improve and expand the shelter:

- Enlarge Space
- Occupancy 176 seated, 260 standing
- Brides room/Family Restroom
- Add additional toilet to women's room to meet plumbing code
- Fully Sprinkler
- Ventilation Fan with tempered air
- Enhance patio
- Shift service drive location
- Upgrade Landscape on Lake side
- Option - Heated enclosure & insulation
- Option - Glass folding wall



PROJECT BUDGET WORKSHEET

Oct 21, 2013 - Melissa Destree

Project Name: James Madison Park - Shelter Renovation
Option: Option C
Account Number:
Contract Number:

Description:

The scope of **Option C** is to provide a full upgrade and expansion to create an energy efficient, aesthetically pleasing park destination able to provide meeting facilities for up to 176 persons.

Construction Cost

<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>No. of Units</u>	<u>Cost/Unit</u>	<u>Total</u>
Div 2	Demolition	sf	5,000	3.0	\$ 15,000
Div 3	Materials - Arch Concrete Patch - soffit	lf	100	20.0	\$ 2,000
	Labor	lf	100	40.0	\$ 4,000
	Concrete - Footings & Flatwork, Patching	sf	2,400	12.0	\$ 28,800
Div 4	Materials - CMU	lf	50	120.0	\$ 6,000
	Labor	lf	50	200.0	\$ 10,000
Div 5	Metals	sf	1,200	10.0	\$ 12,000
Div 6	Materials (Wd Acoustic Panels, Arbor)	sf	3,300	2.0	\$ 6,600
	Labor	sf	3,300	4.0	\$ 13,200
Div 7	Insulation - acoustical	sf	3,300	0.5	\$ 1,650
Div 8	Door Materials - Interior	ea	4	800.0	\$ 3,200
	Door Labor	sf	4	300.0	\$ 1,200
	Door Hardware	ea	7	300.0	\$ 2,100
	Door Hardware Labor	ea	7	150.0	\$ 1,050
	Repair Glazing	ea	1	800.0	\$ 800
	Exterior Glazing - Safety Film, Non-Insulated	lf	50	350.0	\$ 17,500
	Exterior Doors, Non-Insulated	ea	9	1,500.0	\$ 13,500
Div 9	Paint/Stain	sf	3,300	4.0	\$ 13,200
	Epoxy Floor at- Toilet Rooms	sf	900	5.0	\$ 4,500
	Wash Architectural Concrete	sf	16,000	0.3	\$ 4,800
Div 10	FEC	ea	3	500.0	\$ 1,500
	Toilet Partitions	ea	3	1,500.0	\$ 4,500
Div 21	Fire Sprinkler System	sf	3,300	6.0	\$ 19,800
	Water Service - Pipe(allowance)	lf	80	40.0	\$ 3,200
	Water Service - Cut and Patch(allowance)	lf	80	100.0	\$ 8,000
Div 22	Plumbing - Janitor Sink/Faucet	ea	1	1,500.0	\$ 1,500
	Plumbing Fixtures	ea	8	2,400.0	\$ 19,200
	Repipe & insulation	ea	10	1,600.0	\$ 16,000
	Mixing Valve	ea	1	2,000.0	\$ 2,000
	Hose Bibs (2 interior, 1 exterior)	ea	3	500.0	\$ 1,500
	Gas Water Heater	ea	1	2,000.0	\$ 2,000
	Water Softner	ea	1	1,000.0	\$ 1,000
Div 23	HVAC - Ventilation with Tempered Air				\$ -
	ERV, ductwork & heating unit (No A/C)	sf	3,300	11.0	\$ 36,300
Div 26	Electrical/Data				
	Demolition	sf	2,500	2.0	\$ 5,000
	Interior Light Fixtures	sf	3,300	5.0	\$ 16,500
	Exterior Step Lights	ea	20	500.0	\$ 10,000
	Exterior Lights	ea	20	750.0	\$ 15,000

	Exit Signs	ea	4	700.0	\$	2,800
	Rewire - Recept/Devices - 40 devices	ea	50	200.0	\$	10,000
	Occupancy Sensors	ea	8	150.0	\$	1,200
	Exhaust Fans w/ ductwork	ea	2	4,200.0	\$	8,400
	Access Panels	ea	0	800.0	\$	-
	Fire Alarm System	sf	3,300	2.0	\$	6,600
	Fire Protection Monitoring	sf	5	600.0	\$	3,000
	Phone Connection - Fire Alarm System	ea	1	500.0	\$	500
	Generator Pipe Sleeve	ea	1	2,000.0	\$	2,000
	Electrical Panel Upgrade	ea	1	5,000.0	\$	5,000
Div 32	Asphalt & Earth work (shift drive)	sf	3,000	4.0	\$	12,000
	Landscape Allowance		1	40,000.0	\$	40,000
	Subtotal: Building Construction Cost				\$	415,600
	GC General Conditions	20%			\$	83,120
	GC Overhead & Profit	10%			\$	41,560
	Building & Site Construction Cost				\$	540,280
	Total Construction As Bid					
	Public Works Contingency, 8%				\$	43,222
	Total Construction Estimate				\$	583,502
	Cascading Door - Add Alternate					
Div 8	Cascading Door upgrade	ea	40	1,000.0	\$	40,000
	Sub-Total				\$	40,000
	GC Overhead & Profit/General Cond	25%			\$	10,000
	Cascading Door - Add Alternate Total				\$	50,000
	Heating Add Alternate					
Div 7	Insulation - Rigid at Addition	sf	1,500	1.2	\$	1,800
	Existing Shell Upgrades	sf	2,500	12.0	\$	30,000
Div 8	Exterior Glazing - Upgrade to Insulated	lf	50	100.0	\$	5,000
	Exterior Doors, Upgrade to Insulated	ea	9	300.0	\$	2,700
	Sub-Total				\$	39,500
	GC Overhead & Profit/General Cond	25%			\$	9,875
	Heating Add Alternate Totals				\$	49,375

Design Fees, Utility Connections & Printing (Add Alternates Not Included)					
No.	Description	Unit	No. of Units	Cost/Unit	Total
	Facilities Managemt.Project Delivery				\$ -
	Architectural & Engineering Design Fees	12%			\$ 70,020
	Interior Design Fees				\$ -
	Landscape Design Fees				\$ 7,500
	Land Survey Fees .5%				\$ -
	Civil Engineering Design Fees1.5%				\$ -
	Furniture Design Fees				\$ -
	Material Testing, Soils & Concrete		0	9,000	\$ -
	Printing of Plans and Documents		3,300	0.8	\$ 2,200
	Newspaper Advertisement for Bids		1	500	\$ 500
	Asbestos Material Testing Fees		1	5,000	\$ -
	Asbestos Material Disposal		1	20,000	\$ -
	Asbestos Air Sample Testing		1	5,000	\$ -
	Building Permits/Review Fees		1	500	\$ 750
	HVAC Permits/Review Fees		1	500	\$ 500
	Stormwater Management Fees		0	1,000	\$ -
	Sanitary Sewer Connection Fees		0	10,000	\$ -
	Public Water Connection Fees		1	5,000	\$ 5,000
	Gas Service Connection Fees		0	5,000	\$ -
	Electric Service Connection Fees		0	10,000	\$ -
	Utility Pulse Meter Fees		0	2,000	\$ -
	Total Design Fees, Utility Connections & Printing				\$ 86,470
Furniture, Fixtures, and Equipment by Owner					
No.	Description	Unit	No. of Units	Cost/Unit	Total
	Trash Cans	ea	10	800	\$ 8,000
	Signage - Entry	ea	1	4,200	\$ 4,200
	Signage-Roof	ea	1	3,200	\$ 3,200
	Stainless Steel Work Tables	ea	6	350	\$ 2,100
	Total Furniture and Equipment by Owner				\$ 17,500
	Contingency				\$ 3,000
	Project Total (No Add Alternates)				\$ 690,473