



## EXECUTIVE SUMMARY

Prepared For: RATIO

Project Name: Wheel of Fun Durham Aquatics Code Findings

Location: Durham, NC

Estimate Date: 8/30/2022

Project Area (SF): 23,750

Revised Date: \_\_\_\_\_

Project #: 22252

Palacio Lead Contact: Kerron Roberts

Project Phase: Cost Model/Code Analysis Assessment

Project

Description: Building improvements and code upgrades.

### CONSTRUCTION COST SNAPSHOT

PROJECT TYPE	AREA	UNIT	COST/SF	TOTAL
Building Renovation	23,750	SF	\$51.57	\$1,224,905
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>23,750</b>	<b>\$51.57</b>	<b>\$1,224,905</b>

### ESTIMATE ASSUMPTIONS

Anticipated Bid Date: 1st Quarter 2023 (Add 1% per quarter for market escalation beyond this point)
Design-Bid-Build delivery method
Receiving bids from at least four (4) qualified general contractors
General contractors to receive bids from at least four (4) qualified subcontractors per trade
Most of the bidders will be from the local market (within 1 hour driving distance)
Assumes normal working hours



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Rev. Date: \_\_\_\_\_

## ESTIMATE SUMMARY

GROUP	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
	Entry/Egress				
	Curb Ramps	2	LOC	800.00	1,600
	Pavement Restriping for Handicap Parking	1	LS	250.00	250
	Doors - Install ADA Push-Button Entry	1	EACH	5,500.00	5,500
	Sidewalk Fill-in at Entry	1	LS	500.00	500
	Adjust Ticket Counter Height	1	LS	2,750.00	2,750
	Secure Drain Cover at Entry	1	LS	750.00	750
	Rear Sidewalk for Area of Refuge	400	SF	9.00	3,600
	Reconfigure Ramp	1	LS	2,500.00	2,500
	Replace Handrail	166	LF	285.00	47,310
	Grading Infill Reduce Fall Height at a Portion of Ramp	1	LS	1,200.00	1,200
	Office				
	Move Display Case	1	LS	500.00	500
	Door Hardware - Replace Door Knobs w/Handles	3	EACH	500.00	1,500
	DJ Booth Relocation	1	LS	15,000.00	15,000
	Kitchen Dining				
	Adjust Service Counter Height	1	LS	11,000.00	11,000
	Clean & Renovate Kitchen	300	SF	150.00	45,000
	Door Hardware - Replace Door Knobs w/Handles	2	EACH	500.00	1,000
	Relocate Water Cooler	1	EACH	800.00	800
	New Water Cooler	1	EACH	1,800.00	1,800
	Rough-in & Piping	2	EACH	6,000.00	12,000
	Restrooms				
	New Vanity Top	16	LF	325.00	5,200
	Lavatories	4	EACH	675.00	2,700
	Rough-in & Piping	4	EACH	3,500.00	14,000
	Way -Finding Signage	1	LS	300.00	300
	Electrical Room				
	Seal Building at Electrical Conduits	1	LS	2,000.00	2,000
	Rink				
	Remove Stage & Replace Flooring	1	LS	10,000.00	10,000
	Add Accessibility to Rink	1	LS	1,500.00	1,500
	Add Trim at Rink Edge	475	LF	5.50	2,613
	Remove Sec. Bar & Update Egress Doors Hardware	1	LS	1,500.00	1,500
	Party Room	0	SF	0.00	0
	Door Hardware - Replace Door Knobs w/Handles	2	EACH	500.00	1,000
	Door Clearance - Relocate Walls to meet Clearance Compliance	1	LOC	2,800.00	2,800
	Remove Loose Wall Wires	1	LS	1,000.00	1,000
	Skate Rental	0	SF	0.00	0
	Door Hardware - Replace Door Knobs w/Handles	1	EACH	500.00	500
	Door Clearance - Relocate Walls to meet Clearance Compliance	1	LOC	2,800.00	2,800
	Store				
	Replace Lighting	167	SF	15.00	2,505
	Abatement Allowance	1	LS	2,000.00	2,000
	Door Hardware - Replace Door Knobs w/Handles	1	EACH	500.00	500

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Rev. Date: \_\_\_\_\_

## ESTIMATE SUMMARY

GROUP	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
	HVAC				
	Replace 3 Rooftop Units Allowance	38	TONS	3,500.00	131,250
	Electrical				
	Re-lamp with LED Bulb/Tubes	23,750	SF	7.00	166,250
	Replace Switches and Receptacles (As Needed)	23,750	SF	5.00	118,750
	Test Fire Alarm	1	LS	10,000.00	10,000
	Check & Retorque Panelboards & Transformers	1	LS	15,000.00	15,000
	Fire Protection				
	Inspect/Test Sprinklers	1	LS	10,000.00	10,000
	Replace Heads, As Needed	23,750	SF	3.00	71,250
	Plumbing				
	Install Backflow Preventer	1	LS	12,500.00	12,500
	Replace Mob Basin Faucet	1	EACH	500.00	500
	Piping Insulation Allowance	1	LS	15,000.00	15,000
	Water Heater Replacement Allowance (Assume 2)	1	EACH	20,000.00	20,000
<b>SUBTOTAL</b>					<b>\$777,978</b>
	General Condition as %	15%			\$116,697
	Bonds as %	1.5%			\$13,420
	Insurance as %	1.5%			\$13,621
	Contractor Fee as %	8%			\$73,737
	Design/Market Conditions Contingency as %	15%			\$149,318
	Escalation as %	7%			\$80,134
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$1,224,905</b>
	Cost per SF	23,750	SF		\$52



## EXECUTIVE SUMMARY

Prepared For: RATIO

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Estimate Date: 8/30/2022

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Revised Date: 9/14/2022

Project #: 22252

Palacio Lead Contact: Kerron Roberts

Project Phase: Cost Model/Code Analysis Assessment

Project  
Description: Building improvements and code upgrades.

### CONSTRUCTION COST SNAPSHOT

PROJECT TYPE	AREA	UNIT	COST/SF	TOTAL
Building Renovation	23,750	SF	\$24.58	\$583,779
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>23,750</b>	<b>\$24.58</b>	<b>\$583,779</b>

### ALTERNATES (INCLUDES COST OF WORK AND MARKUPS)

1	DJ Booth Relocation	\$23,617
2	Clean & Renovate Kitchen	\$70,851
3	Abatement Allowance	\$3,149
4	Replace 3 Rooftop Units Allowance	\$206,650
5	Re-lamp with LED Bulb/Tubes	\$261,756
6	Replace Switches and Receptacles (As Needed)	\$186,969
7	Check & Retorque Panelboards & Transformers	\$23,617
8	Piping Insulation Allowance	\$23,617

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	Sidewalk Fill-in at Entry	1	LS	500.00	500
	Adjust Ticket Counter Height	1	LS	2,750.00	2,750
	Secure Drain Cover at Entry	1	LS	750.00	750
	Rear Sidewalk for Area of Refuge	400	SF	9.00	3,600
	Reconfigure Ramp	1	LS	2,500.00	2,500
	Replace Handrail	166	LF	285.00	47,310
	Grading Infill Reduce Fall Height at a Portion of Ramp	1	LS	1,200.00	1,200
	Office				
	Move Display Case	1	LS	500.00	500
	Door Hardware - Replace Door Knobs w/Handles	3	EACH	500.00	1,500
	Kitchen Dining				
	Adjust Service Counter Height	1	LS	11,000.00	11,000
	Door Hardware - Replace Door Knobs w/Handles	2	EACH	500.00	1,000
	Relocate Water Cooler	1	EACH	800.00	800
	New Water Cooler	1	EACH	1,800.00	1,800
	Rough-in & Piping	2	EACH	6,000.00	12,000
	Restrooms				
	New Vanity Top	16	LF	325.00	5,200
	Lavatories	4	EACH	675.00	2,700
	Rough-in & Piping	4	EACH	3,500.00	14,000
	Way -Finding Signage	1	LS	300.00	300
	Electrical Room				
	Seal Building at Electrical Conduits	1	LS	2,000.00	2,000
	Rink				
	Remove Stage & Replace Flooring	1	LS	10,000.00	10,000
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	Remove Sec. Bar & Update Egress Doors Hardware	1	LS	1,500.00	1,500
	Party Room	0	SF	0.00	0
	Door Hardware - Replace Door Knobs w/Handles	2	EACH	500.00	1,000
	Door Clearance - Relocate Walls to meet Clearance Compliance	1	LOC	2,800.00	2,800
	Remove Loose Wall Wires	1	LS	1,000.00	1,000
	Skate Rental	0	SF	0.00	0
	Door Hardware - Replace Door Knobs w/Handles	1	EACH	500.00	500
	Door Clearance - Relocate Walls to meet Clearance Compliance	1	LOC	2,800.00	2,800
	Store				
	Replace Lighting	167	SF	15.00	2,505
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GROUP	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
	<b>Electrical</b>				
	Replace Switches and Receptacles, Cover Plate Only (As Needed)	23,750	SF	3.80	90,250
	Test Fire Alarm	1	LS	10,000.00	10,000
	Add Fire Alarm Strobes	20	EACH	450.00	9,000
	<b>Fire Protection</b>				
	Inspect/Test Sprinklers	1	LS	10,000.00	10,000
	Replace Heads, As Needed	23,750	SF	3.00	71,250
	<b>Plumbing</b>				
	Install Backflow Preventer	1	LS	12,500.00	12,500
	Replace Mob Basin Faucet	1	EACH	500.00	500
	Water Heater Replacement Allowance (Assume 2)	1	EACH	20,000.00	20,000
	<b>Exterior Building Identification</b>				
	Exterior Building Identification	1	LS	1,800.00	1,800
<b>SUBTOTAL</b>					<b>\$370,778</b>
	General Condition as %	15%			\$55,617
	Bonds as %	1.5%			\$6,396
	Insurance as %	1.5%			\$6,492
	Contractor Fee as %	8%			\$35,143
	Design/Market Conditions Contingency as %	15%			\$71,164
	Escalation as %	7%			\$38,191
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					<b>\$583,779</b>
	Cost per SF	23,750	SF		\$25

