

Fleggas, Speros

From: Register, Cindy
Sent: Friday, October 11, 2013 3:57 PM
To: Fleggas, Speros
Subject: FW: Toilet Renovations @ Governor's Mansion
Attachments: Statement of Prob Cost 09-13-13.doc

This is what Bill sent you in September if you want to look over it. I am working on narrative for you.

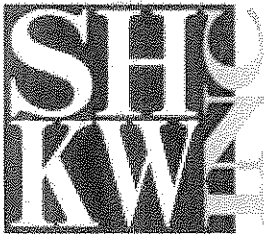
From: Bill Sears [<mailto:billsears@shkw.com>]
Sent: Friday, September 13, 2013 11:03 AM
To: Fleggas, Speros
Cc: Register, Cindy; Driver, Gregory; chuck; 'White, LeAnn R.'
Subject: Toilet Renovations @ Governor's Mansion

Speros:

As you have requested, please find attached a detailed statement of probable cost totaling \$100,710.00 for the renovation of the Master Bathroom at the Governor's Mansion. This Statement of Probable Cost (@\$420.00 per square foot) forms the basis of our budget recommendation of \$235,200.00 for all of the Bathrooms (totaling 560 sq. ft.) on the Second Floor of the Mansion. Trusting that this information is as you have requested, we remain....

Sincerely,

Bill Sears
Principal



Sears, Hackney, Keener & Williams, Inc.
1142 Executive Circle, Suite D
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Bathrooms on 2nd Fl have not been renovated since prior to 1st Hunt administration. Current problems include:

- Non-vented toilets
- Fixtures that do not meet current accessibility requirements
- Fixtures that do not meet current water savings requirements
- Floor tiles that are cracked and damaged
- Faucets that are broken or do not function properly
- Countertops that are worn
- Inadequate electrical outlets
- Evidence of mold on gypsum board; could be significant enough to require remediation work to remove wall boards. This is likely result of non-vented toilets.

There are 6 bathrooms representing a total of 560 sq feet. The master bathroom is 240 sq ft.

The estimate includes total demolition of the existing bathrooms, including fixtures, floors, casework, and electrical. New plumbing will be required to provide proper venting. New casework, sinks, toilets, showers, and tubs are required. Project will include new waterproofing around fixtures and contingency for any required mold remediation. New floor tile, wall tile, and paint finishes are included. Additional electrical circuits are being installed to provide adequate electrical outlets that match with present day standards. This is a budget number that includes design fee and construction contingencies. Cost is also reflective of need to perform work in accordance with recommendations from State Historic Preservation Office and the challenge of working in occupied home. Work will have to be carefully staged and performed on weekends to minimize disruptions.



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September 13, 2013

STATEMENT OF PROBABLE COST: SCHEMATIC DESIGN PHASE

Re: Repairs, Renovations & Life Safety Improvements
Governor's Mansion
Raleigh, North Carolina
Code 40501, Item 4DOI, ID #05645801A

Scope of Work:

This project involves the renovation of the Master Bathroom on the Second Floor of the Governor's Mansion. This bathroom contains approximately 240 square feet of gross floor area.

Item of Work:	Probable Cost
1. General Requirements (\$10,170.00):	
Bonds & Insurance (estimated @ ± 3.0%)	= \$ 2,170.00
Site Overhead (1 month @ \$8,000.00)	= \$ 8,000.00
2. Sitework (\$10,490.00):	
Tile Floor Demolition (240 sq. ft. @ \$15.00)	= \$ 3,600.00
Tile Wall Demolition (500 sq. ft. @ \$12.00)	= \$ 6,000.00
Casework Demolition (13 lin. ft. @ \$20.00)	= \$ 260.00
Toilet Demolition (1 unit @ \$80.00)	= \$ 80.00
Lavatory Demolition (2 units @ \$50.00)	= \$ 100.00
Tub Demolition (1 unit @ \$150.00)	= \$ 150.00
Electrical Demolition (10 units @ \$30.00)	= \$ 300.00
3. Concrete (\$ 0.00):	
None	= \$ 0.00
4. Masonry (\$ 0.00):	
None	= \$ 0.00
5. Metals (\$ 0.00):	
None	= \$ 0.00

6. Carpentry (\$ 17,100.00):		
Foreman (1 month @ \$ 1,500.00)	= \$	1,500.00
Casework (13 lin. ft. @ \$1,200.00)	= \$	15,600.00
7. Thermal & Moisture Protection (\$3,000.00):		
Waterproofing (600 sq. ft. @ \$15.00)	= \$	3,000.00
8. Doors, Windows, and Glass (\$ 1,200.00):		
Mirrors (3 units @ \$400.00)	= \$	1,200.00
9. Finishes (\$ 15,800.00):		
Marble (240 sq. ft. @ \$30.00)	= \$	7,200.00
Ceramic Tile (500 sq. ft. @ \$15.00)	= \$	7,500.00
Ceramic Tile Ceilings (15 sq. ft. @ \$20.00)	= \$	300.00
Painting (800 sq. ft. @ \$1.00)	= \$	800.00
10. Specialties (\$ 500.00):		
Accessories (10 units @ \$50.00)	= \$	500.00
11. Equipment (\$ 0.00):		
None	= \$	0.00
12. Furnishings (\$ 0.00):		
None	= \$	0.00
13. Special Construction (\$ 0.00):		
None	= \$	0.00
14. Conveying Systems (\$ 0.00):		
None	= \$	0.00
15. Mechanical (\$ 11,200.00):		
Waterclosets (1 unit @ \$800.00)	= \$	800.00
Lavatories (2 units @ \$100.00)	= \$	1,200.00
Tubs (1 unit @ \$2,500.00)	= \$	2,500.00
Showers (1 unit @ \$900.00)	= \$	900.00
Fittings (4 units @ \$200.00)	= \$	800.00
Toilet Ventilation (lump sum estimate)	= \$	5,000.00

16. Electrical (\$ 5,000.00):

Fixtures (10 units @ \$500.00)	= \$	5,000.00
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Subtotal	= \$	74,460.00
Contractor's OH & P – (± 15%)	= \$	11,170.00
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Probable Construction Cost	= \$	85,630.00
Reserved for Contingencies (± 5 % recommended)	= \$	4,280.00
Project Design Fees (estimated @ ±12%)	= \$	10,800.00
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Probable Project Cost	= \$	100,710.00

Notes:

1. Cost per square foot = \$420.00.