

**CITY OF DURHAM**

GENERAL SERVICES DEPARTMENT

Project Management Division

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Memorandum

Date: November 1, 2012

To: Marvin G. Williams, Director of Public Works

Through: Joel V. Reitzer, Director of General Services 

From: General Services Project Management Division

Subject: Opinion of Probable Costs-Duke Diet and Fitness Renovation and Demolition

Summary

The Department of General Services has prepared an Opinion of Probable Cost for components of the South Ellerbe Creek Wetland Project. The options requested by Public Works included either the renovation/adaptation of the existing Duke Diet and Fitness Center or renovation of the structure for recreational use.

Based upon the age of the facility and physical inspection, it was determined that the building had the presence of hazardous material and would require a hazardous material survey and abatement in the event of a renovation or demolition. (These potential costs were included in the estimates.)

Renovation

GSD PM utilized multiple sources to compile the estimates including: The June 2006 Appraisal performed by Pickett-Sprouse Real Estate for Duke University, The March 2012 Floodproofing Cost Analysis prepared by Brown and Caldwell for The City of Durham Storm Water Division and the original use 1956 YMCA construction drawings prepared by Geo. Watts Carr Architects. In addition, GSD PM utilized the 2009 edition of RS Means Construction Cost Data and comparable estimates and unit costs from other City renovation projects. **Probable Cost: \$6,207,739.00 (includes a 10% contingency)**

Demolition

The demolition estimate was compiled using comparable estimates from other City demolition projects, as well as a budgetary estimate prepared specifically for this facility from a Demolition Contractor based upon actual site inspections of the facility's interior and exterior. The demolition cost estimate includes removal of all structures down to the footings and grading and temporary seeding of the disturbed area, but does not include import of any borrow fill. The building square footage of 35,300 SF with a 9.188 acre site area was utilized for estimating purposes. **Probable Cost: \$395,300.00 (includes a 10% contingency)**

Attachment: Detailed Opinion of Probable Cost-Renovation/Demolition

Project

Renovation of Duke Diet and Fitness Center

11.1.12

**Owner
Location**

**City of Durham
Durham NC**

**Opinion of
Probable Cost**



	<u>SCOPE Of WORK FOR 35,300 SF</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
1	General Requirements			
	ALLOWANCE - Professional Land Surveyor to establish horizontal and vertical controls	1 ls	\$ 5,000.00	\$ 5,000
	Permits	1 ls	\$ 25,000.00	\$ 25,000
	General Requirements Total:			\$ 30,000
2	Existing Conditions			
	Ph/II Environmental Analysis	1 ls	\$ 50,000.00	\$ 50,000
	Hazardous Material Testing and Abatement	35,300 sf	\$ 3.50	\$ 123,550
	Existing Condition Total:			\$ 173,550
3	Concrete			
	BP03A - Concrete-ADA Compliance	1 ls	\$ 50,000.00	\$ 50,000
	Concrete Total:			\$ 50,000
4	Masonry			
	Tuck Pointing and Joints	10,000 sf	\$ 16.00	\$ 160,000
	Flood Wall	1,100 lf	\$ 700.00	\$ 770,000
	Floodproofing Slab	7,840 sf	\$ 16.00	\$ 125,440
	Flood Gates-3' opening	4 ea	\$ 8,100.00	\$ 32,400
	Flood Gates-8' opening	2 ea	\$ 21,600.00	\$ 43,200
	Misc items-wall penetrations, raise utilities, sump pump, check valves	1 ls	\$ 195,000.00	\$ 195,000
	Masonry Total:			\$ 1,326,040
5	Metals			
	BP05B - Misc. Metals	1 ls	\$	\$ 30,000
	Metals Total:			\$ 30,000
6	Wood, Plastics and Composites			
	Interior Items	35,300 sf	\$ 1.45	\$ 51,185
	MEP allowances	1 ls	\$ 25,000.00	\$ 25,000
	Wood, Plastics and Composites Total:			\$ 76,185
7	Thermal and Moisture Protection			
	Roofing	35,300 sf	\$ 12.00	\$ 423,600
	Thermal and Moisture Protection Total			\$ 423,600
8	Openings			
	Windows/Doors/Skylights	18,000 sf	\$ 11.10	\$ 199,800
	Openings Total:			\$ 199,800
9	Finishes			
	Ceiling Systems-Office	21,864 sf	\$ 3.50	\$ 76,524
	Ceiling Systems-Pool/Gym	13,436 sf	\$ 4.00	\$ 53,744
	Floor Covering-Carpet	600 sy	\$ 40.00	\$ 24,000
	Floor Covering-VCT	16,000 sf	\$ 3.00	\$ 48,000
	Floor Covering-Gym	9,144 sf	\$ 6.50	\$ 59,436
	Painting	35,300 sf	\$ 1.50	\$ 52,950
	Finishes Total:			\$ 314,654

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**Opinion of
Probable Cost**

10	<u>Specialties</u>				
	Accessories, Partitions, Lockers, signage	35,300	sf	\$ 5.50	\$ 194,150
	Specialties Total:				\$ 194,150
11	<u>Equipment</u>				
	Kitchen/Office Equipment	1	ls	\$ 12,000.00	\$ 12,000
	Pool Equipment	1	ls	\$ 60,000.00	\$ 60,000
	Gym Equipment	1	ls	\$ 75,000.00	\$ 50,000
	Equipment Total:				\$ 122,000
12	<u>Furnishings</u>				
		1	ls	\$ 75,000.00	\$ 75,000
	Finishes Total:				\$ 75,000
13	<u>Special Construction</u>				
	Pool Repair	1	ls		\$ 150,000
	Special Construction Total:				\$ 150,000
22	<u>Plumbing</u>				
	Plumbing	35,500	sf	\$ 7.00	\$ 248,500
	Plumbing Total:				\$ 248,500
23	<u>HVAC</u>				
	HVAC	35,500	sf	\$ 10.00	\$ 355,000
	HVAC Total:				\$ 355,000
26-28	<u>Electrical</u>				
	Electrical	35,500	sf	\$ 10.00	\$ 355,000
	Fire Alarm	35,500	sf	\$ 3.00	\$ 106,500
	Electrical Total:				\$ 461,500
31-33	<u>Exterior Improvements</u>				
	ALLOWANCE -Signage	1	ls	\$ 5,000.00	\$ 5,000
	Asphalt Paving-Overlay	1	ls	\$ 150,000.00	\$ 150,000
	Fencing	1	ls	\$ 35,000.00	\$ 35,000
	Landscaping	1	ls	\$ 100,000.00	\$ 100,000
	Exterior Improvements Total:				\$ 290,000
Subtotal – Bid Packages					\$ 4,519,979
				General Conditions	\$ 406,798
				Overhead and Profit	\$ 246,339
				Contingency	\$ 517,312
				Design Fees	\$ 517,312
GRAND TOTAL					\$ 6,207,739

