

Hudson Administration Center - PASCO Building Renovation**OPINION OF PROBABLE COST**

PHASE 1: MAINTENANCE / REPAIR ITEMS	area/ qty	unit	unit cost	unit	area costs	totals	WANTS	NEEDS
GENERAL CONDITIONS								
Contractor General Conditions - 5%	1	allow	\$ 6,089.55	allow	\$ 6,089.55	\$ 6,089.55		\$ 5,872.55
SITE DEVELOPMENT / EXTERIOR IMPROVEMENTS								
Repair/Replace front entry stair and railing						\$ 19,680.00		\$ 19,680.00
Concrete stairs	450	sf	20	sf	\$ 9,000.00			
Railings	64	lf	120	lf	\$ 7,680.00			
Repair column bases	6	ea	500	ea	\$ 3,000.00			
ADA Access - exterior ramp						\$ 35,150.00		\$ 35,150.00
Concrete ramp w/face brick	415	sf	50	sf	\$ 20,750.00			
Railings	120	lf	120	lf	\$ 14,400.00			
Parking / Site Upgrades						\$ 29,000.00		\$ 29,000.00
Repair drainage along Hudson Drive access	1	ea	5000	sf	\$ 5,000.00			
Repair asphalt parking (City)	8000	sf	3	sf	\$ 24,000.00			
GROUND FLOOR								
ADA Unisex Restroom						\$ 17,221.00		\$ 17,221.00
Gyp bd over 3-5/8 mtl studs, batt insul	264	sf	10	sf	\$ 2,640.00			
Interior Single WD Door with Frame	1	ea	1300	ea	\$ 1,300.00			
Floor - ceramic tile	70	sf	15	sf	\$ 1,050.00			
Walls- ceramic tile	136	sf	15	sf	\$ 2,040.00			
Paint - interior doors and frames	1	ea	125	ea	\$ 125.00			
Paint - Interior walls	136	sf	1	sf	\$ 136.00			
2x2 acoustical ceiling	70	sf	5	sf	\$ 350.00			
Toilet accessories	1	ea	1300	ea	\$ 1,300.00			
New water closet - floor mount	1	ea	1500	ea	\$ 1,500.00			
Lavatory - wall mount w/faucet	1	ea	1250	ea	\$ 1,250.00			
Floor drain with trap primer	1		950	ea	\$ 950.00			
Restroom exhaust fans	1	ea	1500	ea	\$ 1,500.00			
Water: domestic piping & insulation	30	lf	26	lf	\$ 780.00			
Sanitary & vent piping	50	lf	38	lf	\$ 1,900.00			
Receptacles in new restrooms	2	ea	100	ea	\$ 200.00			
Occupancy sensors	1	ea	200	ea	\$ 200.00			
ADA Restrooms Upgrade						\$ 16,400.00		\$ 16,400.00
Interior Finishes	2	ea	5000	ea	\$ 10,000.00			
Toilet partitions/accessories	2	ea	1500	ea	\$ 3,000.00			
Remove existing water closet	4	ea	100	sf	\$ 400.00			
New water closet - floor mount	2	ea	1500	ea	\$ 3,000.00			
FIRST FLOOR								
Provide temporary partition wall						\$ 4,340.00		
Gyp bd over 3-5/8 mtl studs, batt insul	434	sf	10	sf	\$ 4,340.00			
					sub-total maintenance / repairs	\$127,880.55	\$ -	\$ 123,323.55
					Design Contingency (10%)	\$ 12,788.06	\$ -	\$ 12,332.36
					Construction Contingency (10%)	\$ 12,788.06	\$ -	\$ 12,332.36
					sub-total construction costs	\$153,456.66	\$ -	\$ 147,988.26
SOFT COSTS								
Testing, Permits, Insurance, Expenses					1%	\$ 1,534.57	\$ -	\$ 1,479.88
					sub-total soft costs	\$1,534.57	\$ -	\$ 149,468.14
					TOTAL MAINTENANCE/REPAIR ITEMS	\$154,991.23	\$ -	\$ 149,468.14

Hudson Administration Center - PASCO Building Renovation

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PHASE 2: RENOVATIONS	area/ qty	unit	unit cost	unit	area costs	totals	WANTS	NEEDS	
GENERAL CONDITIONS									
Contractor General Conditions - 5%	1	allow	\$ 38,372.17	allow	\$ 38,372.17	\$ 38,372.17	\$ 32,460.92	\$ 5,911.25	
GENERAL BUILDING IMPROVEMENTS							\$ 195,220.00		
Access Control System									
Card readers at exterior doors and stairwells	1	allow	20000	allow	\$ 20,000.00		\$ 20,000.00		
LED exit lights	24	ea	200	ea	\$ 4,800.00			\$ 4,800.00	
Modify existing Fire Suppression system for new layout									
1st floor office areas	2600	sf	3	sf	\$ 7,800.00			\$ 7,800.00	
2nd floor office areas	940	sf	3	sf	\$ 2,820.00			\$ 2,820.00	
Interior Signage	20000	sf	0.1	sf	\$ 2,000.00			\$ 2,000.00	
Replace Carrier Unit	1	ea	100,000	ea	\$ 100,000.00		\$ 100,000.00		
New Generator (50kva)	1	ea	10,000	ea	\$ 10,000.00		\$ 10,000.00		
Replace domestic water heater									
100 gal domestic natural gas HW heater	1	ea	3800	ea	\$ 3,800.00		\$ 3,800.00		
Kitchen Hood									
Remove	1	ea	500	ea	\$ 500.00		\$ 500.00		
Boiler Room									
Provide heated make-up air unit for boiler combustion air	1	ea	5200	ea	\$ 5,200.00			\$ 5,200.00	
Carrier Rooftop Unit									
Comb out the condensing coil fins	1	ea	500	ea	\$ 500.00			\$ 500.00	
Rooftop receptacles									
Replace existing rooftop receptacles with GFI	1	ea	200	ea	\$ 200.00			\$ 200.00	
Elevator Sprinkler Head									
Add a sprinkler head in the elevator pit, provide shunt-trip device	1	ea	2800	ea	\$ 2,800.00			\$ 2,800.00	
Add emergency lighting at egress doors									
LED egress wall pack	8	ea	600	ea	\$ 4,800.00			\$ 4,800.00	
Update fire alarm system to comply with ADA									
Replace with fully addressable system	1	ea	30,000	sf	\$ 30,000.00			\$ 30,000.00	
FIRST FLOOR									
ADA Unisex Restroom							\$ 22,125.00	\$ 22,125.00	
Demo: Interior Doors	1	ea	150	ea	\$ 150.00				
Gyp bd over 3-5/8 mtl studs, batt insul	308	sf	10	sf	\$ 3,080.00				
Interior Single WD Door with Frame	1	ea	1300	ea	\$ 1,300.00				
Floor - ceramic tile	70	sf	15	sf	\$ 1,050.00				
Walls- ceramic tile	136	sf	15	sf	\$ 2,040.00				
Paint - interior doors and frames	1	ea	125	ea	\$ 125.00				
Paint - Interior walls	170	sf	1	sf	\$ 170.00				
2x2 acoustical ceiling	70	sf	5	sf	\$ 350.00				
Toilet accessories	1	ea	1300	ea	\$ 1,300.00				
New water closet - floor mount	1	ea	1500	ea	\$ 1,500.00				
Lavatory - wall mount w/faucet	1	ea	1250	ea	\$ 1,250.00				
Floor drain with trap primer	1		950	ea	\$ 950.00				
Restroom exhaust fans	1	ea	1500	ea	\$ 1,500.00				
Water: domestic piping & insulation	100	lf	26	lf	\$ 2,600.00				
Sanitary & vent piping	100	lf	38	lf	\$ 3,800.00				
Receptacles in new restrooms	2	ea	100	ea	\$ 200.00				
Interior lighting - typical areas	70	sf	8	sf	\$ 560.00				
Occupancy sensors	1	ea	200	ea	\$ 200.00				
ADA Restrooms Upgrade							\$ 16,400.00	\$ 16,400.00	
Interior Finishes	2	ea	5000	ea	\$ 10,000.00				
Toilet partitions/accessories	2	ea	1500	ea	\$ 3,000.00				
Remove existing water closet	4	ea	100	sf	\$ 400.00				
New water closet - floor mount	2	ea	1500	ea	\$ 3,000.00				
Common Hallway:- interior renovation							\$ 19,066.67	\$ 19,066.67	
Carpet	133	sy	35	sy	\$ 4,666.67				
Paint - Interior walls	4800	sf	1	sf	\$ 4,800.00				
Interior lighting - typical areas	1200	sf	8	sf	\$ 9,600.00				
Engineering: interior renovation							\$ 87,310.00	\$ 87,310.00	
Demo Flooring - carpet and vinyl	2160	sf	1.5	sf	\$ 3,240.00				
Demo Suspended Ceiling	2160	sf	1.5	sf	\$ 3,240.00				
Gyp bd over 3-5/8 mtl studs, batt insul	3000	sf	10	sf	\$ 30,000.00				
Interior Single WD Door with Frame	4	ea	1300	ea	\$ 5,200.00				
Carpet	240	sy	30	sy	\$ 7,200.00				
Paint - interior doors and frames	4	ea	125	ea	\$ 500.00				
Paint - Interior walls	8050	sf	1	sf	\$ 8,050.00				

Hudson Administration Center - PASCO Building Renovation**OPINION OF PROBABLE COST**

2x2 acoustical ceiling	2160 sf	5 sf	\$	10,800.00		
Interior lighting - typical areas	2160 sf	8 sf	\$	17,280.00		
Occupancy sensors	9 ea	200 ea	\$	1,800.00		
Community Development: Interior Renovation					\$ 36,426.00	\$ 36,426.00
Demo Flooring - carpet and vinyl	1140 sf	1.5 sf	\$	1,710.00		
Demo Suspended Ceiling	1140 sf	1.5 sf	\$	1,710.00		
Gyp bd over 3-5/8 mtl studs, batt insul	840 sf	10 sf	\$	8,400.00		
Interior Single WD Door with Frame	2 ea	1300 ea	\$	2,600.00		
Transaction counter - solid surface	18 sf	50 sf	\$	900.00		
Carpet	127 sy	30 sy	\$	3,800.00		
Paint - Interior walls	1486 sf	1 sf	\$	1,486.00		
2x2 acoustical ceiling	1140 sf	5 sf	\$	5,700.00		
Interior lighting - typical areas	1140 sf	8 sf	\$	9,120.00		
Occupancy sensors	5 ea	200 ea	\$	1,000.00		
Large Community Room: interior renovation					\$ 109,822.67	\$ 109,822.67
Demo Flooring - carpet and vinyl	2270 sf	1.5 sf	\$	3,405.00		
Demo Suspended Ceiling	2270 sf	1.5 sf	\$	3,405.00		
Demo: Interior Partitions	448 sf	0.75 sf	\$	336.00		
Demo: Interior Doors	5 ea	150 ea	\$	750.00		
Gyp bd over 3-5/8 mtl studs, batt insul	1400 sf	10 sf	\$	14,000.00		
Interior Single WD Door with Frame	7 ea	1300 ea	\$	9,100.00		
Carpet	252 sy	30 sy	\$	7,566.67		
Paint - interior doors and frames	6 ea	125 ea	\$	750.00		
Paint - Interior walls	3800 sf	1 sf	\$	3,800.00		
2x2 acoustical ceiling	2270 sf	5 sf	\$	11,350.00		
AV: 1st Floor Community Room	1 allow	15000 allow	\$	15,000.00		
AV: 1st Floor Conference Room	1 allow	4000 allow	\$	4,000.00		
Interior lighting - typical areas	2270 sf	8 sf	\$	18,160.00		
Occupancy sensors	1 ea	200 ea	\$	200.00		
VAV boxes with reheat	4 ea	4500 ea	\$	18,000.00		
Administrative Support: interior renovation					\$ 57,395.17	\$ 57,395.17
Demo Flooring - carpet and vinyl	1535 sf	1.5 sf	\$	2,302.50		
Demo Suspended Ceiling	1535 sf	1.5 sf	\$	2,302.50		
Demo: Interior Partitions	1078 sf	0.75 sf	\$	808.50		
Demo: Interior Doors	5 ea	150 ea	\$	750.00		
Gyp bd over 3-5/8 mtl studs, batt insul	1484 sf	10 sf	\$	14,840.00		
Interior Single WD Door with Frame	6 ea	1300 ea	\$	7,800.00		
Carpet	171 sy	30 sy	\$	5,116.67		
Paint - interior doors and frames	6 ea	125 ea	\$	750.00		
Paint - Interior walls	1570 sf	1 sf	\$	1,570.00		
2x2 acoustical ceiling	1535 sf	5 sf	\$	7,675.00		
Interior lighting - typical areas	1535 sf	8 sf	\$	12,280.00		
Occupancy sensors	6 ea	200 ea	\$	1,200.00		
Public Works: interior renovation					\$ 18,649.00	\$ 18,649.00
Demo Flooring - carpet and vinyl	600 sf	1.5 sf	\$	900.00		
Demo Suspended Ceiling	600 sf	1.5 sf	\$	900.00		
Demo: Interior Partitions	252 sf	0.75 sf	\$	189.00		
Demo: Interior Doors	1 ea	150 ea	\$	150.00		
Gyp bd over 3-5/8 mtl studs, batt insul	196 sf	10 sf	\$	1,960.00		
Interior Single WD Door with Frame	2 ea	1300 ea	\$	2,600.00		
Transaction counter - solid surface	18 sf	50 sf	\$	900.00		
Carpet	67 sy	30 sy	\$	2,000.00		
Paint - interior doors and frames	2 ea	125 ea	\$	250.00		
Paint - Interior walls	800 sf	1 sf	\$	800.00		
2x2 acoustical ceiling	600 sf	5 sf	\$	3,000.00		
Interior lighting - typical areas	600 sf	8 sf	\$	4,800.00		
Occupancy sensors	1 ea	200 ea	\$	200.00		
Utility Billing: interior renovation					\$ 15,409.00	\$ 15,409.00
Demo Flooring - carpet and vinyl	600 sf	1.5 sf	\$	900.00		
Demo Suspended Ceiling	600 sf	1.5 sf	\$	900.00		
Demo: Interior Partitions	812 sf	0.75 sf	\$	609.00		
Demo: Interior Doors	6 ea	150 ea	\$	900.00		
Transaction counter - solid surface	18 sf	50 sf	\$	900.00		
Carpet	67 sy	30 sy	\$	2,000.00		
Paint - Interior walls	1200 sf	1 sf	\$	1,200.00		
2x2 acoustical ceiling	600 sf	5 sf	\$	3,000.00		
Interior lighting - typical areas	600 sf	8 sf	\$	4,800.00		
Occupancy sensors	1 ea	200 ea	\$	200.00		

Hudson Administration Center - PASCO Building Renovation**OPINION OF PROBABLE COST**

SECOND FLOOR						
ADA Restrooms Upgrade					\$	18,780.00
Gyp bd over 3-5/8 mtl studs, batt insul	238 sf	10 sf	\$	2,380.00		
Interior Finishes	2 ea	5000 ea	\$	10,000.00		
Toilet partitions/accessories	2 ea	1500 ea	\$	3,000.00		
Remove existing water closet	4 ea	100 sf	\$	400.00		
New water closet - floor mount	2 ea	1500 ea	\$	3,000.00		
Common Hallway: - interior renovation					\$	9,576.89
Carpet	71 sy	35 sy	\$	2,488.89	\$	9,576.89
Paint - Interior walls	1968 sf	1 sf	\$	1,968.00		
Interior lighting - typical areas	640 sf	8 sf	\$	5,120.00		
Finance: Secure Storage					\$	11,681.33
Demo Flooring - carpet and vinyl	103 sf	1.5 sf	\$	154.50		
Demo Suspended Ceiling	103 sf	1.5 sf	\$	154.50		
Gyp bd over 3-5/8 mtl studs, batt insul	308 sf	10 sf	\$	3,080.00		
Interior Single WD Door with Frame	1 ea	1300 ea	\$	1,300.00		
Carpet	11 sy	30 sy	\$	343.33		
Paint - interior doors and frames	1 ea	125 ea	\$	125.00		
Paint - Interior walls	440 sf	1 sf	\$	440.00		
2x2 acoustical ceiling	112 sf	5 sf	\$	560.00		
Interior lighting - typical areas	103 sf	8 sf	\$	824.00		
Occupancy sensors	1 ea	200 ea	\$	200.00		
VAV boxes with reheat	1 ea	4500 ea	\$	4,500.00		
Finance: interior renovation					\$	41,813.33
Demo Flooring - carpet and vinyl	1780 sf	1.5 sf	\$	2,670.00		
Demo Suspended Ceiling	1780 sf	1.5 sf	\$	2,670.00		
Carpet	198 sy	30 sy	\$	5,933.33		
Paint - Interior walls	6000 sf	1 sf	\$	6,000.00		
2x2 acoustical ceiling	1780 sf	5 sf	\$	8,900.00		
Interior lighting - typical areas	1780 sf	8 sf	\$	14,240.00		
Occupancy sensors	7 ea	200 ea	\$	1,400.00		
IS/Broad Band: interior renovation					\$	38,549.33
Demo Flooring - carpet and vinyl	1660 sf	1.5 sf	\$	2,490.00		
Demo Suspended Ceiling	1660 sf	1.5 sf	\$	2,490.00		
Carpet	184 sy	30 sy	\$	5,533.33		
Paint - Interior walls	5256 sf	1 sf	\$	5,256.00		
2x2 acoustical ceiling	1660 sf	5 sf	\$	8,300.00		
Interior lighting - typical areas	1660 sf	8 sf	\$	13,280.00		
Occupancy sensors	6 ea	200 ea	\$	1,200.00		
City Manager - interior renovation					\$	36,043.33
Demo Flooring - carpet and vinyl	1000 sf	1.5 sf	\$	1,500.00		
Demo Suspended Ceiling	1000 sf	1.5 sf	\$	1,500.00		
Gyp bd over 3-5/8 mtl studs, batt insul	504 sf	10 sf	\$	5,040.00		
Interior Single WD Door with Frame	2 ea	1300 ea	\$	2,600.00		
Carpet	111 sy	30 sy	\$	3,333.33		
Paint - interior doors and frames	2 ea	125 ea	\$	250.00		
Paint - Interior walls	3720 sf	1 sf	\$	3,720.00		
2x2 acoustical ceiling	1000 sf	5 sf	\$	5,000.00		
Interior lighting - typical areas	1000 sf	8 sf	\$	8,000.00		
Occupancy sensors	3 ea	200 ea	\$	600.00		
VAV boxes with reheat	1 ea	4500 ea	\$	4,500.00		
Administrative Directors: interior renovation					\$	29,175.67
Demo Flooring - carpet and vinyl	1124 sf	1.5 sf	\$	1,686.00		
Demo Suspended Ceiling	1124 sf	1.5 sf	\$	1,686.00		
Demo: Interior Partitions	280 sf	0.75 sf	\$	210.00		
Demo: Interior Doors	1 ea	150 ea	\$	150.00		
Gyp bd over 3-5/8 mtl studs, batt insul	120 sf	10 sf	\$	1,200.00		
Interior Single WD Door with Frame	1 ea	1300 ea	\$	1,300.00		
Carpet	125 sy	30 sy	\$	3,746.67		
Paint - interior doors and frames	1 ea	125 ea	\$	125.00		
Paint - Interior walls	3460 sf	1 sf	\$	3,460.00		
2x2 acoustical ceiling	1124 sf	5 sf	\$	5,620.00		
Interior lighting - typical areas	1124 sf	8 sf	\$	8,992.00		
Occupancy sensors	5 ea	200 ea	\$	1,000.00		
Conference Room: interior renovation					\$	4,000.00
AV: 2nd Floor Conference Room	1 allow	4000 allow	\$	4,000.00	\$	4,000.00

Hudson Administration Center - PASCO Building Renovation

OPINION OF PROBABLE COST

		sub-total building and site construction	\$805,815.56	\$ 681,679.31	\$ 124,136.25
	Design Contingency (5%)	5%	\$ 40,290.78	\$ -	\$ 6,206.81
	Construction Contingency (5%)	5%	\$ 40,290.78	\$ -	\$ 6,206.81
		sub-total construction costs	\$886,397.11	\$ 681,679.31	\$ 136,549.88
SOFT COSTS					
	Testing, Permits, Insurance, Expenses	1%	\$ 8,863.97	\$ -	\$ 1,365.50
		sub-total soft costs	\$8,863.97	\$ 681,679.31	\$ 137,915.37
		TOTAL PHASE 1 PROJECT COSTS	\$895,261.09	\$ 681,679.31	\$ 137,915.37

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FUTURE PHASE: RENOVATIONS						totals	WANTS	NEEDS
	area/ qty	unit	unit cost	unit	area costs			
GENERAL CONDITIONS						\$ 26,875.39		
Contractor General Conditions - 5%	1 allow		\$ 26,875.39	allow	\$ 26,875.39		\$ 18,735.39	\$ 8,140.00
EXTERIOR IMPROVEMENTS								
New Parking Area						\$ 93,943.75	\$ 93,943.75	
SD asphalt paving	11625 sf		3 sf	\$	34,875.00			
concrete sidewalk, 4" thick w/4" stone	1880 sf		5 sf	\$	9,400.00			
concrete curb, integral	700 lf		12 lf	\$	8,400.00			
Strip and stockpile topsoil - avg 8"	9591 cy		4 cy	\$	38,362.50			
respread topsoil - 6"	581 cy		4 cy	\$	2,325.00			
lawn seeding and fertilizing	581 sy		1 sy	\$	581.25			
GENERAL BUILDING IMPROVEMENTS						\$ 218,800.00		
New covered porches at Lower Level							\$ 56,000.00	
Roof trusses, asphalt shingles, trim, columns	700 sf		80 sf	\$	56,000.00			
Replace flat roof: Center Section								\$ 35,200.00
Membrane roof over rigid insulation, tapered	2000 sf		17.6 sf	\$	35,200.00			
Replace flat roof: Side roofs								\$ 51,200.00
Membrane roof over rigid insulation, tapered	3200 sf		16 sf	\$	51,200.00			
Replace asphalt shingles on sloped roofs								\$ 73,000.00
Asphalt shingles on felt paper	7300 sf		10 sf	\$	73,000.00			
Interior Signage	34000 sf		0.1 sf	\$	3,400.00			\$ 3,400.00
GROUND FLOOR								
Community Rooms:- interior renovation						\$ 224,764.00	\$ 224,764.00	
Demo Flooring - carpet and vinyl	2600 sf		1.5 sf	\$	3,900.00			
Demo Suspended Ceiling	2600 sf		1.5 sf	\$	3,900.00			
Demo: Interior Partitions	1032 sf		0.75 sf	\$	774.00			
Demo: Interior Doors	6 ea		150 ea	\$	900.00			
Gyp bd over 3-5/8 mtl studs, batt insul	1344 sf		10 sf	\$	13,440.00			
Interior Single WD Door with Frame	6 ea		1300 ea	\$	7,800.00			
Carpet	2600 sy		30 sy	\$	78,000.00			
Paint - interior doors and frames	6 ea		125 ea	\$	750.00			
Paint - Interior walls	5000 sf		1 sf	\$	5,000.00			
2x2 acoustical ceiling	2600 sf		5 sf	\$	13,000.00			
Interior lighting - typical areas	2600 sf		8 sf	\$	20,800.00			
Community/Lecture room Lighting controls	5 ea		1900 ea	\$	9,500.00			
AV: Ground Floor Community Room	1 allow		25000 allow	\$	25,000.00			
AV: Ground Floor Lecture Room	1 allow		6000 allow	\$	6,000.00			
Operable Partition - manual (12'H x 43')	1 allow		18000 allow	\$	18,000.00			
VAV boxes with reheat	4 ea		4500 ea	\$	18,000.00			
sub-total building and site construction						\$564,383.14	\$ 393,443.14	\$ 170,940.00
Design Contingency (5%)			5%	\$	28,219.16		\$ -	\$ 8,547.00
Construction Contingency (5%)			5%	\$	28,219.16		\$ -	\$ 8,547.00
sub-total construction costs						\$620,821.45	\$ 393,443.14	\$ 188,034.00
SOFT COSTS								
Testing, Permits, Insurance, Expenses			1%	\$	6,208.21		\$ -	\$ 1,880.34
sub-total soft costs						\$6,208.21	\$ 393,443.14	\$ 189,914.34
TOTAL FUTURE PHASE PROJECT COSTS						\$627,029.67	\$ 393,443.14	\$ 189,914.34

ALTERNATES:

23 HVAC						\$ 774,408.00		
Full system replacement with VAV	32267 sf		24 sf	\$	774,408.00			