

# Chi Psi Fraternity

Preliminary Estimate - Value Engineering v1.0

2311 Piedmont Ave. Berkeley, CA

# Preliminary Estimate Agenda



Scope of this Estimate



Construction Timing



Our Estimate Range



Preliminary Estimate Cost Breakout



Next Steps

# Scope of this Estimate: Phase 1 Revised

Please note that this preliminary estimate is based on plans only. This estimate is based on reasonably current construction costs, but does not reflect actual subcontractor bids.



## Included:

- ▶ Partial restoration of the original design by installing new siding and stucco
- ▶ New energy efficient windows and doors.
- ▶ Roof modifications

## Excluded:

- ▶ Interior Paint
- ▶ Site work: aluminum planter boxes, wood bench and guardrail, rubber walkway, drainage, & landscaping

# Construction Timing

\*\*\*\*\*

## 3 Months

- ▶ Protection and scaffolding
- ▶ Demo
- ▶ Framing
- ▶ Window and door install
- ▶ Waterproofing
- ▶ Roofing and gutters
- ▶ Patch Gyp
- ▶ Exterior Paint
- ▶ Punch and clean

# Preliminary Estimate Range

Sub Total	\$ 699,460
Builders Fee	\$ 90,473
Total	\$ 789,933

Builders Fee	20%
Effective Builders Fee	11%

Generally, the outlined area shows where work will be done per the plan.

- Notes:**
1. All work shall be done in accordance with the approved plans and specifications.
  2. The contractor shall be responsible for obtaining all necessary permits and licenses.
  3. The contractor shall be responsible for protecting all existing work and utilities.
  4. The contractor shall be responsible for maintaining access to all areas of the building.
  5. The contractor shall be responsible for maintaining the building's appearance.
  6. The contractor shall be responsible for maintaining the building's safety.
  7. The contractor shall be responsible for maintaining the building's security.
  8. The contractor shall be responsible for maintaining the building's cleanliness.
  9. The contractor shall be responsible for maintaining the building's ventilation.
  10. The contractor shall be responsible for maintaining the building's fire protection.
  11. The contractor shall be responsible for maintaining the building's electrical system.
  12. The contractor shall be responsible for maintaining the building's plumbing system.
  13. The contractor shall be responsible for maintaining the building's HVAC system.
  14. The contractor shall be responsible for maintaining the building's elevators.
  15. The contractor shall be responsible for maintaining the building's stairs.
  16. The contractor shall be responsible for maintaining the building's roof.
  17. The contractor shall be responsible for maintaining the building's exterior walls.
  18. The contractor shall be responsible for maintaining the building's windows.
  19. The contractor shall be responsible for maintaining the building's doors.
  20. The contractor shall be responsible for maintaining the building's landscaping.

- Legend:**
- Proposed Floor Plan
  - Existing Floor Plan
  - Structural Elements
  - MEP Elements
  - Other Elements





All work directly related to the building at the west facade will be constructed. This also includes the bathroom renovation immediately inside the entryway.

This does not include site work.

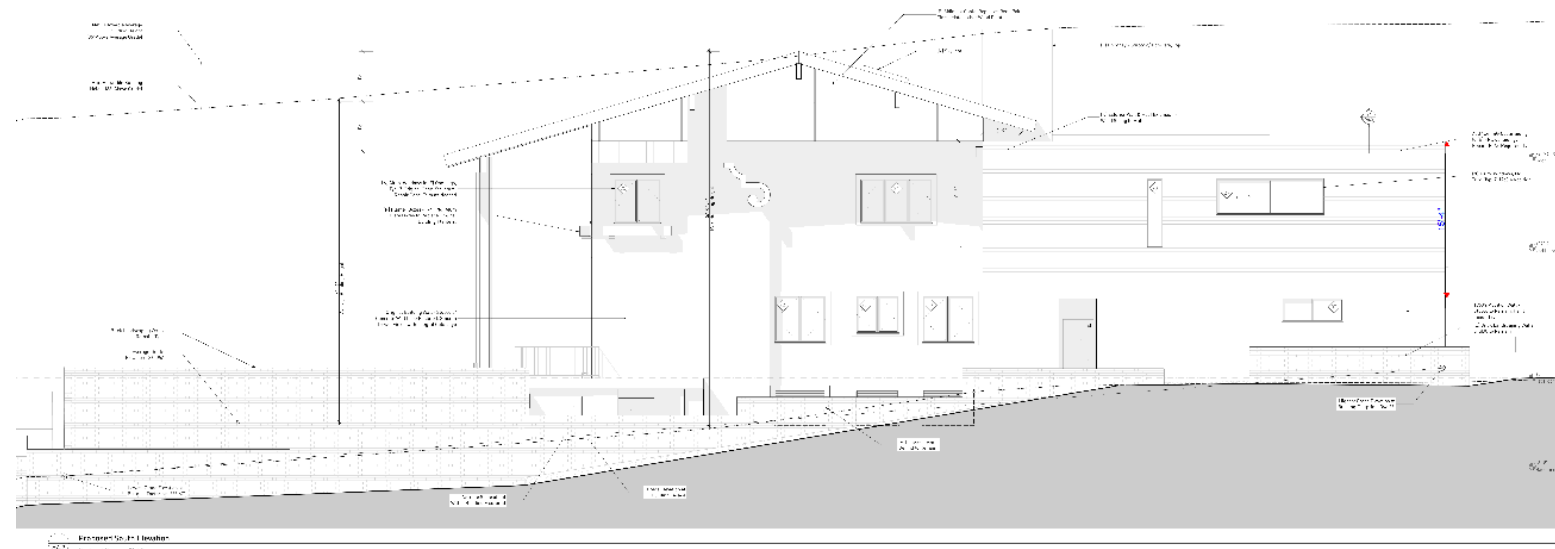
## West Elevation





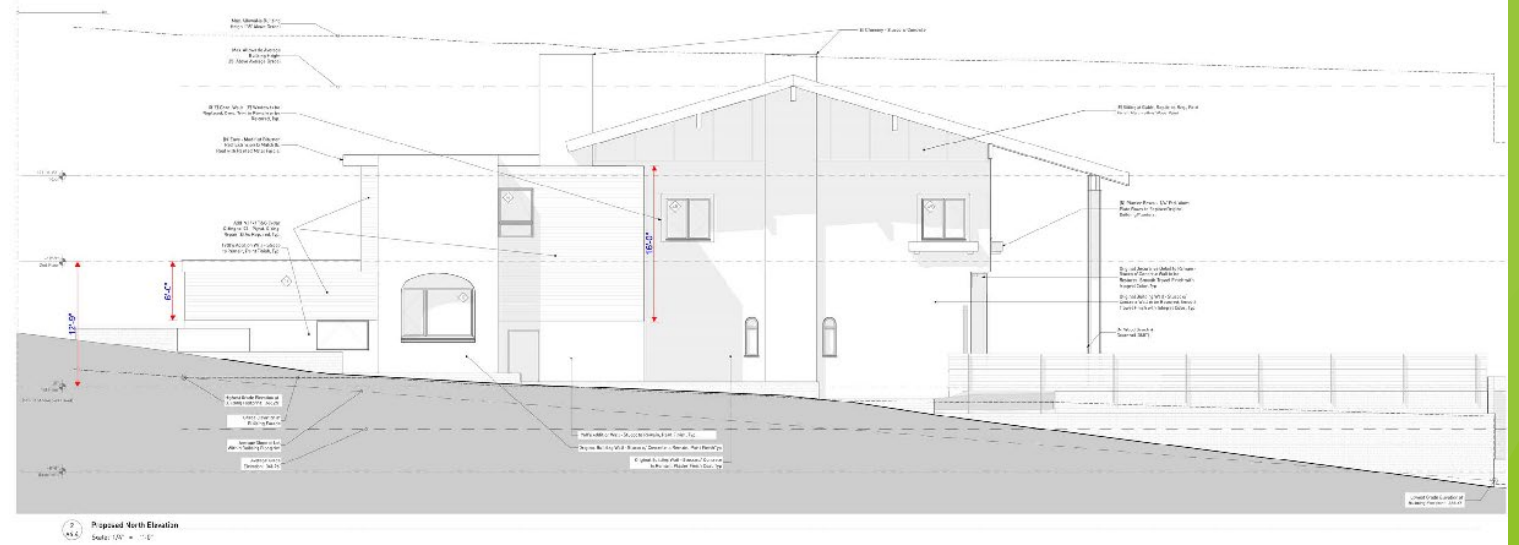
All work directly related to the building at the south facade will be constructed.

## South Elevation



All work directly related to the building at the north facade will be constructed.

## North Elevation





Very little work will be done at the courtyard.

No work will be done at the South courtyard elevation.

## Courtyard South Elevation



No work will be done at the North courtyard elevation with the exception of the replacement of door “H”

## Courtyard North Elevation



The 3 double French doors & arched top glazing at the West elevation of the Courtyard will be replaced as well as door “H”.



# Preliminary Estimate Cost Breakout- V.E. V1

Category	Description	Total	Original Est	Diff
1 - General Requirements	Site Supervisor and Project Manager, scaffolding, regular site cleaning & debris removal, OAC & Inspections, protection of existing finishes, mobilization, pick-up of supplies, On-site facilities, materials storage and handling, and final clean.	\$ 131,979	\$ 152,340	\$ 20,361
2 - Site Work	Demolition of (e) siding, framing, windows & doors.	\$ 46,364	\$ 57,024	\$ 10,661
5 - Metals	Ornamental-aluminum facia, fry reglets, siding between windows	\$ -	\$ 16,922	\$ 16,922
6 - Wood and Plastics	Wall frame and roof frame.	\$ 62,040	\$ 75,020	\$ 12,980
7 - Thermal and Moisture	New cedar siding and waterproofing, wool insulation at all exposed exterior walls. Roofing. Metal window and door pans, gutters and flashing.	\$ 136,333	\$ 163,331	\$ 26,999
8 - Doors and Windows	New windows and glazing at doors, doors, hardware, Skylight	\$ 211,681	\$ 233,824	\$ 22,143
9 - Finishes	Exterior paint. Stucco as specified. Patch Drywall at new openings. Densglass exterior sheathing under wood siding.	\$ 91,022	\$ 110,599	\$ 19,577
15 - HVAC/Plumbing	Relocate Toilet & sink at 1/2 Bath. Revamp Kitchen hood exhaust ducting through roof.	\$ 15,702	\$ 13,722	\$ (1,980)
		<b>SubTotal \$ 699,460</b>		
		<b>Builder's Fees \$ 90,473</b>		
		<b>Total \$ 789,933</b>		

# Next Steps: Estimate in line with budget?

## Option #1: Contract for Detailed Estimate

- Reduce doubt areas
- Get subcontractor bids for work
- Allow 100-130 hours work: Allows for Value Engineering if needed

## Option #2: Contract T&M now

- Fastest path to construction start
- Project Manager assigned now--reduce lost communication

## Additional Needs

- ▶ Architect's Outline Specifications
- ▶ Alward's Detailed Schedule

