

Proposed Clubhouse Renovation Work Program - 2017 thru 2019-and-after

The work program is based on the 2017 Structural Assessment and presented by professionally proposed timeframe for accomplishment. All numbers are in 2017 dollars (rounded) as recommended by professionals in the Structural Assessment (January 2017)

Timeframe and Assment No.	Element	Estimated cost	Permit Fees	Total Cost by Element (2017 dollars)	Comment
2017					
	Design/Build Services 2017&2018	\$68,300	0	\$68,300	For 2017 and 2018 timeframe only
S-002,S-001,S-008, S-009	Structural Systems	\$112,700	\$11,300	\$124,000	Highest seismic priority-2 chimneys, tie foundation, attic frame
AC-001,AC-002, AC-005	ADA	\$55,700	\$5,600	\$61,300	Fed. Require 20%+ of proj.stage lift, threshold, south stair
S-011,A-007,A-012	Front Entry Repair	\$37,100	\$3,700	\$40,800	Front Porch restore to historic state
	Contingency			\$12,600	5%, old house, find unexpected
Total		\$273,800	\$20,600	\$307,000	
2018					
E-002,E-005	Electrical Systems & EmerLighting	\$44,800	\$4,500	\$49,300	Upgrade wiring in attic add emergency lighting
C-001,C-002, C-003,C-004, C-005,C-006, C-007	Kitchen Code Compliance	\$83,500	\$8,400	\$91,900	Meet Health and Life safety req. includes hood, counter,lower cabinets, sinks, floor, hardware & locks
A-009	Fence	\$3,200	\$300	\$3,500	Screen fence at Cowper side
	Contingency			\$7,200	5%, one year delay
Total		\$131,500	\$13,200	\$151,900	
2017-2018 Grand Total		\$405,300	\$33,800	\$458,900	

Timeframe and Assment No.	Element	Estimated cost	Permit Fees	Total Cost by Element (2017 dollars)	Comment
2019-and-after					
H-001	Air con upgrade	\$38,500	\$3,800	\$42,300	Increase cooling capacity, improve ballroom air
A-005,S-005,S-006, S-003,S-004,S-010	Ballroom Seismic Strengthen	\$584,600	\$56,300	\$640,900	Reframe roof, add diaphragms under roof &over ceiling,replace roof, facia repair,shear walls, fix glass in light fixtures
A-001,A-002,A-003, A-008	Acoustics	\$331,200	\$29,500	\$360,700	Sound absorbing plaster on ceiling and walls to wainscoting, new window & stage drapes
E-004,E-006	Electrical Systems	\$38,400	\$3,800	\$42,200	
A-010,A-011,A-013	Painting & refinsh inside & out	\$66,200	\$0	\$66,200	Paint entire exterior and interior include refinsh wainscoting
	Contingency			\$115,300	10%. Should also consider 7% per year after 2017 for escalation in cost not included here.
Grand Total		\$1,062,700	\$93,400	\$1,267,600	

Note: As recommended by professional team cost escalation of 5 -7% should be added for each year of delay past 2017. Prepared March 3, 2017

Date Prepared: March 5, 2017