

Capital Program FY16-17 through FY18-19 Clubhouse Renovation

The Membership adopted this capital work program on March 15, 2017. It is based on the CAW Structural Assessment of the Clubhouse. The Phase 1 restoration program spans FY16-17 through FY18-19.

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	