

WEST SIDE PRESBYTERIAN PRIORITIES AND ESTIMATED COSTS

Session Presentation

May 10, 2005

Note that these are preliminary, planning level costs only.

"BIG MOVE" REQUIRED ITEMS

1. Stair/Elevator

Selective demolition - concrete, walls, roof

Structural shoring

Utility reconfiguration allowance

New construction (\$120-150/sf)

Refinish landings and hall

Lighting and electric

Estimated construction cost \$250,000 to \$275,000

With taxes, contractor profit & overhead, general conditions

\$325,000 to \$357,000

2. Main Floor: New Entry, Fellowship Space and Administrative Offices

Selective interior demolition

New partitions and structure

Reroute duct

Acoustic isolation, wall insulation

HVAC improvements

Plumbing - Men's room, new unisex ADA, and coffee

New finishes; finish carpentry

Special doors

Lighting and electric

Estimated construction cost \$135,000 to \$190,000

With taxes, contractor profit & overhead, general conditions

\$175,000 to \$250,000

3a. Upper Floor: New Office Suite

Selective interior demolition
New partitions and structure
Cabinetry
New air conditioning
Wall and ceiling insulation
New finishes; finish carpentry
Lighting and electric

Estimated construction cost \$105,000 to \$150,000
With taxes, contractor profit & overhead, general conditions
\$137,000 to \$195,000

3b. Additional space over kitchen (400 sf)

Estimated construction cost \$50,000 to \$75,000
With taxes, contractor profit & overhead, general conditions
\$65,000 to \$95,000

"Big Move"

Total Estimated Cost \$733,000 to 953,000

INDEPENDENT ITEMS

4a. Lower Floor: Enlarged Lewis Hall, Reconfigured Old Fellowship Hall

Selective interior demolition
Lighting and electric
New finishes
New partitions
Shelving/Finishes

Estimated construction cost \$50,000 to \$70,000
With taxes, contractor profit & overhead, general conditions
\$65,000 to \$88,000*

*Note: This may be lower with volunteer assistance, donated carpet, etc.

Miscellaneous Main Floor Interior Projects

Nurse's Room and Storage move
Kitchen moveable storage
Video Storage
Kitchen reconfiguration

Estimated construction cost \$14,000 to \$40,000
With taxes, contractor profit & overhead, general conditions
\$18,000 to \$52,000*
Variability depending on level of cabinetry work and volunteer labor

Landscaping

Variable depending on ambition and volunteer labor. Low brick wall,
lighting, pavers and irrigation.
Allowance **\$18,000 to \$24,000**

Independent Items

Total Estimated Cost **\$101,000 to 164,000**

Potential Required Items

New Electrical Overall \$20,000 to
\$100,000
Sprinklers \$60,000 allowance

Total Project

Total Estimated Cost **\$914,000 to 1,277,000**