

Option 1	Item	Deficiency	Proposed Scope of Work	Construction Cost Analysis Total	Construction & Incidentals Cost Analysis
1 - Code Required	Masonry Restoration	Existing masonry exterior wall is deteriorating/cracking in numerous locations allowing moisture to enter the wall system and freeze/thaw during season changes.	Remove and replace all deteriorated/cracked masonry with new block. Includes cost for roofing modifications. Excludes roof edge fascia. See separate line item.	\$ 225,000	\$ 304,875
2- Code Required	Fire Alarm	Existing facility lacks a fire alarm system	Provide a fire alarm system throughout	\$ 60,000	\$ 81,300
3	Roof Edge Fascia Replacement	Existing roof edge fascia is in good condition, but will need to be replaced if masonry restoration work proceeds.	Remove and replace fascia as required for masonry restoration. Assumed around entire perimeter of building.	\$ 25,200	\$ 34,146
4- Code Required	Ventilation Air	Existing facility lacks ventilation air	Provide energy recovery unit to provide ventilation air	\$ 18,000	\$ 24,390
5	Building Heat	Existing building is heated by fuel fired furnaces that have exceeded their useful life expectancy	Provide gas-fired unit heaters	\$ 78,000	\$ 105,690
6- Code Required	Building Exhaust	Existing building lacks code required exhaust air for a facility that has operating gas fired vehicles in it	Provide exhaust fans to provide the code required exhaust air	\$ 18,000	\$ 24,390
7	Office area HVAC	Existing air conditioning unit has exceeded its useful life expectancy	Provide multi-zone ductless split unit to serve office area	\$ 24,000	\$ 32,520
8	Light Fixtures	Existing fluorescent fixtures throughout the facility	Provide LED fixtures throughout	\$ 54,000	\$ 73,170
9	HVAC power connections	N/A	Provide electrical connections to installed equipment	\$ 36,000	\$ 48,780
10	Building Electrical Service	Existing electrical service will need to be relocated to accommodate siding replacement	Relocate electrical service to an underground service adjacent to parking lot	\$ 36,000	\$ 48,780

11-Code Required	Misc. Electrical devices	Existing wiring and devices are of various vintages with widespread usage of NM cable in areas susceptible to damage	Replace wiring with conductors in conduit.	\$ 57,600	\$ 78,048
12-Code Required	Overhead Door Replacement	Existing overhead doors are damaged and compromise the insulation integrity. Many of the door operators are not functioning.	Remove and replace existing overhead doors, track and operators. Includes Composite trim around opening.	\$ 163,800	\$ 221,949
13	Exterior Door Replacement	Existing exterior wood/metal doors are deteriorating/corroding.	Replace existing exterior man doors with FRP doors.	\$ 58,800	\$ 79,674
14	Exterior Window Replacement	Existing exterior windows are vinyl clad windows with exposed pressure treaded blocking exposed around opening.	Replace exterior windows with commercial grade aluminum windows that fit in the masonry opening eliminating pressure rated blocking.	\$ 60,000	\$ 81,300
16	Soffit Replacement	Existing roof edges have significant ice damming and sections of wood soffit are deteriorating.	Remove and replace soffit material with metal soffit to match metal wall paneling.	\$ 16,800	\$ 22,764
17	Exterior Wall Upgrades	Existing masonry wall system lacks insulation requiring existing mechanical systems to produce more heat during cold months.	Install a air/vapor barrier over the existing exterior wall, attach (2.5") rigid insulation, furring strips and a metal panel veneer system.	\$ 216,000	\$ 292,680
18	Insulate Wall Between Cold Bays and Maintenance Bay	Existing wall between cold bay and maintenance bay in not insulated creating a heat loss.	Add spray applied air barrier over existing masonry wall with (2 1/2") rigidi insulation, furring strips and abuse resistant gypsum board. Insulate wall between heated and unheated area.	\$ 30,000	\$ 40,650
20	Building Dimensional Lettering	Existing dimensional lettering to be removed for masonry restoration/exterior wall upgrades.	Remove and replace dimensional lettering on the building in kind.	\$ 12,960	\$ 17,561
21	Paint Exterior Wall at Cold Bays	Upon completion of masonry restoration around the cold bay (1960's addition), unfinished block is exposed.	Prime and finish paint exterior wall at the 1960's addition.	\$ 10,500	\$ 14,228
				\$ 1,200,660	\$ 1,626,894
				Code Required Total-	\$ 734,952