

AMERICANS WITH DISABILITIES ACT BARRIER REMOVAL PLAN PROJECTS

Georgia State University

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Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0001AC01	Title:	INSTALL DUAL LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0001		
Building Name:	KELL HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Item Only: Floor(s) 3,4,5,6,7		

Project Description

The single level configuration of the drinking fountains is a barrier to accessibility. The installation of dual level, refrigerated drinking fountains is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0001AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	7	\$1,364	\$9,548	\$419	\$2,935	\$12,483
Alcove construction	EA	7	\$983	\$6,883	\$4,197	\$29,381	\$36,265
Project Totals:				\$16,432		\$32,316	\$48,748

Material/Labor Cost		\$48,748
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$40,549
General Contractor Mark Up at 20.0%	+	\$8,110
Inflation	+	\$0
Construction Cost		\$48,659
Professional Fees at 16.0%	+	\$7,785
Total Project Cost		\$56,444

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0001AC02	Title:	RESTROOM UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0001		
Building Name:	KELL HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604, 605, 606	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Room Only: Floor(s) 2,3,4,6		

Project Description

Several restrooms in this building have been upgraded for ADA compliance, and a number of others are close to being ADA compliant. The overall level of restroom accessibility is fair but short of full compliance with modern accessibility legislation. The overall size of the restrooms is adequate, but fixture and partition spacing does not provide compliant clearances and clear floor spaces. A reduction in the number of water closets, new partitions, selective plumbing fixture upgrades, and ADA compliant accessories are recommended. Several of the restrooms also have step-ups at the doors. These should be removed when the restrooms are renovated.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0001AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Mirror	EA	7	\$280	\$1,960	\$215	\$1,505	\$3,465
ADA compliant plumbing fixture	FIXT	14	\$778	\$10,892	\$665	\$9,310	\$20,202
Toilet partition modification	EA	14	\$1,550	\$21,700	\$960	\$13,440	\$35,140
Signage	EA	7	\$51.00	\$357	\$15.00	\$105	\$462
Grab bars (per stall)	SYS	14	\$240	\$3,360	\$136	\$1,904	\$5,264
Project Totals:				\$38,269		\$26,264	\$64,533

Material/Labor Cost		\$64,533
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$57,247
General Contractor Mark Up at 20.0%	+	\$11,449
Inflation	+	\$0
Construction Cost		\$68,696
Professional Fees at 16.0%	+	\$10,991
Total Project Cost		\$79,687

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0001AC03	Title:	LEVER DOOR HARDWARE INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0001		
Building Name:	KELL HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,5,6,7		

Project Description

The remaining knob actuated door hardware in the building is a barrier to accessibility. The installation of lever door hardware is recommended in an effort to improve the overall level of accessibility.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0001AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	27	\$341	\$9,199	\$136	\$3,685	\$12,884
Project Totals:				\$9,199		\$3,685	\$12,884

Material/Labor Cost		\$12,884
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$11,766
General Contractor Mark Up at 20.0%	+	\$2,353
Inflation	+	\$0
Construction Cost		\$14,119
Professional Fees at 16.0%	+	\$2,259
Total Project Cost		\$16,378

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0001AC04	Title:	INSTALL ADA COMPLIANT SIGNAGE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0001		
Building Name:	KELL HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,5,6,7		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Many areas in this building have ADA signage, but some spaces lack compliant signage. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0001AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	71	\$59.56	\$4,229	\$17.52	\$1,244	\$5,473
Project Totals:				\$4,229		\$1,244	\$5,473

Material/Labor Cost		\$5,473
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$5,067
General Contractor Mark Up at 20.0%	+	\$1,013
Inflation	+	\$0
Construction Cost		\$6,081
Professional Fees at 16.0%	+	\$973
Total Project Cost		\$7,054

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0001AC05	Title:	UPGRADE STAIR RAILING
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0001		
Building Name:	KELL HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Area Wide: Floor(s) 1,2,3,4,5,6,7		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are grandfathered under the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design. Future renovation efforts should include comprehensive stair railing and finish upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0001AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	7	\$642	\$4,494	\$584	\$4,088	\$8,582
Switchback handrail/guardrail system per floor	FLR	7	\$1,455	\$10,185	\$934	\$6,538	\$16,723
Project Totals:				\$14,679		\$10,626	\$25,305

Material/Labor Cost		\$25,305
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$22,377
General Contractor Mark Up at 20.0%	+	\$4,475
Inflation	+	\$0
Construction Cost		\$26,853
Professional Fees at 16.0%	+	\$4,296
Total Project Cost		\$31,149

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0001AC06	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARM DEVICES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0001		
Building Name:	KELL HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	702	
	NFPA	72	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Item Only: Floor(s) 6		

Project Description

Horn strobes are not visible in all areas of the building. To comply with ADA requirements, a few more horn strobes should be installed at locations in the exit corridors where they are not presently visible.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0001AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Horn strobe, associated wiring and surface applied conduit, and interior finish repair allowance	EA	14	\$1,500	\$21,000	\$1,920	\$26,880	\$47,880
Project Totals:				\$21,000		\$26,880	\$47,880

Material/Labor Cost		\$47,880
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$40,877
General Contractor Mark Up at 20.0%	+	\$8,175
Inflation	+	\$0
Construction Cost		\$49,052
Professional Fees at 16.0%	+	\$7,848
Total Project Cost		\$56,901

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0001AC07	Title:	INSTALL WHEELCHAIR STAIR CLIMBERS ON RAMPS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0001		
Building Name:	KELL HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	405, 410	
Project Class:	Plant Adaption		
Project Date:	06/13/2014		
Project Location:	Item Only: Floor(s) 1,2,3,4,5,6		

Project Description

There are numerous interior ramps in this converted parking garage, and most are too steep to comply with ADA requirements. The construction of new ramps is not practical, so the installation of wheelchair stair climbers is recommended at each ramp.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0001AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair stair climber	EA	14	\$7,312	\$102,368	\$1,495	\$20,928	\$123,296
Project Totals:				\$102,368		\$20,928	\$123,296

Material/Labor Cost		\$123,296
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$115,693</u>
General Contractor Mark Up at 20.0%	+	\$23,139
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$138,832</u>
Professional Fees at 16.0%	+	<u>\$22,213</u>
Total Project Cost		<u><u>\$161,045</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0001AC08	Title:	INSTALL ACCESSIBLE CABINTRY
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0001		
Building Name:	KELL HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	804	
Project Class:	Plant Adaption		
Project Date:	06/13/2014		
Project Location:	Item Only: Floor(s) 3		

Project Description

Several break room sinks, such as in room 338, lack under-counter wheelchair access. The installation of accessible cabinetry is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0001AC08

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant base cabinetry	SYS	2	\$400	\$800	\$450	\$900	\$1,700
Project Totals:				\$800		\$900	\$1,700

Material/Labor Cost		\$1,700
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,463
General Contractor Mark Up at 20.0%	+	\$293
Inflation	+	\$0
Construction Cost		\$1,756
Professional Fees at 16.0%	+	\$281
Total Project Cost		\$2,037

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0002AC01	Title:	ENTRY RAMP CONSTRUCTION AND HANDRAIL UPGRADES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC2A	System:	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	0002		
Building Name:	SPARKS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 405, 505	
Project Class:	Plant Adaption		
Project Date:	08/13/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

Current accessibility legislation requires that building entrances be wheelchair accessible. To comply with the intent of this legislation, it is recommended that wheelchair ramps be installed at the south side courtyard to allow persons in a wheelchair to access each level. Also install compliant metal handrails as required. Neither the north side entry steps nor the north side access steps from the street level to the lower level are equipped with compliant handrails. Compliant handrails should be installed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0002AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair ramp construction, including handrails	VFT	8	\$2,242	\$17,938	\$1,985	\$15,883	\$33,821
Freestanding handrail system, painted	LF	300	\$102	\$30,657	\$168	\$50,451	\$81,108
Wall-mounted handrail system, painted	LF	80	\$56.65	\$4,532	\$39.70	\$3,176	\$7,708
Project Totals:				\$53,127		\$69,510	\$122,637

Material/Labor Cost		\$122,637
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$104,557
General Contractor Mark Up at 20.0%	+	\$20,911
Inflation	+	\$0
Construction Cost		\$125,469
Professional Fees at 16.0%	+	\$20,075
Total Project Cost		\$145,544

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0002AC02 **Title:** ELEVATOR CALL BUTTON UPGRADES

Priority Sequence:

Priority Class: 2

Category Code: AC3A

System: ACCESSIBILITY
Component: INTERIOR PATH OF TRAVEL
Element: LIFTS/RAMPS/ELEVATORS

Building Code: 0002

Building Name: SPARKS HALL

Subclass/Savings: Not Applicable

Code Application: ADAAG 407

Project Class: Plant Adaption

Project Date: 08/13/2014

Project Location: Item Only: Floor(s) 1

Project Description

The elevator floor call button panels do not include Braille signage. It is recommended that the panels be replaced with call buttons that include Braille.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0002AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace elevator call buttons	EA	12	\$200	\$2,400	\$250	\$3,000	\$5,400
Project Totals:				\$2,400		\$3,000	\$5,400

Material/Labor Cost		\$5,400
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$4,617</u>
General Contractor Mark Up at 20.0%	+	\$923
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$5,540</u>
Professional Fees at 16.0%	+	<u>\$886</u>
Total Project Cost		<u><u>\$6,427</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0002AC03	Title:	DRINKING FOUNTAIN AND COUNTER UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0002		
Building Name:	SPARKS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602, 804	
Project Class:	Plant Adaption		
Project Date:	08/13/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4		

Project Description

The service counters in the admissions office and enrollment centers lack a wheelchair height position, and the drinking fountains are a single level design. A wheelchair accessible section should be incorporated into each non-compliant service counter. All single level drinking fountains should be replaced with dual level, refrigerated units.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0002AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	8	\$1,364	\$10,913	\$419	\$3,354	\$14,267
Alcove construction for drinking fountain	EA	8	\$983	\$7,867	\$4,197	\$33,578	\$41,445
ADA compliant service counter	LF	16	\$175	\$2,803	\$93.43	\$1,495	\$4,298
Project Totals:				\$21,582		\$38,427	\$60,010

Material/Labor Cost		\$60,010
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$50,209
General Contractor Mark Up at 20.0%	+	\$10,042
Inflation	+	\$0
Construction Cost		\$60,251
Professional Fees at 16.0%	+	\$9,640
Total Project Cost		\$69,891

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0002AC04	Title:	RESTROOM ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0002		
Building Name:	SPARKS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604, 605, 606	
Project Class:	Plant Adaption		
Project Date:	08/13/2014		
Project Location:	Room Only: Floor(s) 3,4		

Project Description

Accessible restrooms are provided throughout the building but are not available on each floor or are not available to all persons, creating a barrier to accessibility. The men's and women's "staff only" restrooms at the fourth floor and the men's staff restroom at the third floor are not equipped with accessible features or proper space allocation for water closets or entry ways. Additional restrooms on the third and fourth floors lack accessibility features, but other accessible facilities exist in these locations. At least one restroom for public use and at least one designated staff only restroom on each floor (if provided) should be renovated to provide accessible accommodations. These may include the provision of accessible unisex restrooms based on the applicable occupancy loads for each floor.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0002AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Grab bars (per stall)	SYS	5	\$159	\$794	\$374	\$1,869	\$2,663
Mirror	EA	5	\$327	\$1,635	\$251	\$1,255	\$2,890
ADA compliant signage	EA	5	\$59.56	\$298	\$17.52	\$88	\$385
ADA compliant lavatory	EA	5	\$689	\$3,447	\$257	\$1,283	\$4,731
ADA compliant toilet	EA	5	\$1,083	\$5,415	\$286	\$1,431	\$6,846
High density polymer toilet partition modification	EA	5	\$1,810	\$9,051	\$1,121	\$5,606	\$14,657
Project Totals:				\$20,640		\$11,532	\$32,172

Material/Labor Cost		\$32,172
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$28,877
General Contractor Mark Up at 20.0%	+	\$5,775
Inflation	+	\$0
Construction Cost		\$34,652
Professional Fees at 16.0%	+	\$5,544
Total Project Cost		\$40,196

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0002AC05	Title:	STAIR HANDRAIL UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0002		
Building Name:	SPARKS HALL		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	1003.3	
	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	08/13/2014		
Project Location:	Item Only: Floor(s) 1,2,3,4		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades. Also, the roof access at the fourth floor corridor is not equipped with a compliant stair and handrail and represents a liability to the owner. This access should be equipped with a compliant means of traversing the level change.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0002AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	16	\$642	\$10,277	\$584	\$9,343	\$19,620
Switchback handrail/guardrail system per floor	FLR	16	\$1,455	\$23,283	\$934	\$14,949	\$38,231
Project Totals:				\$33,560		\$24,292	\$57,851

Material/Labor Cost		\$57,851
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$51,158
General Contractor Mark Up at 20.0%	+	\$10,232
Inflation	+	\$0
Construction Cost		\$61,390
Professional Fees at 16.0%	+	\$9,822
Total Project Cost		\$71,212

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0003AC01	Title:	WATER FOUNTAIN ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0003		
Building Name:	UNIVERSITY CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Floor-wide: Floor(s) 2,3,4		

Project Description

The single level configuration of the drinking fountains throughout the building is a barrier to accessibility. All single level drinking fountains should be replaced with dual level, refrigerated units.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0003AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	4	\$1,364	\$5,456	\$419	\$1,677	\$7,133
Alcove construction for drinking fountain	EA	4	\$983	\$3,933	\$4,197	\$16,789	\$20,723
Project Totals:				\$9,390		\$18,466	\$27,856

Material/Labor Cost		\$27,856
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$23,171
General Contractor Mark Up at 20.0%	+	\$4,634
Inflation	+	\$0
Construction Cost		\$27,805
Professional Fees at 16.0%	+	\$4,449
Total Project Cost		\$32,254

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0003AC02	Title:	AUDITORIUM ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0003		
Building Name:	UNIVERSITY CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	219.3, 706.1, 410	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Room Only: Floor(s) 2,4		

Project Description

There are multiple auditoriums in this building, each with barriers to accessibility. They lack assistive listening systems. It is recommended that transmitter and headphone receiver sets be installed to accommodate those who require audible assistance. In auditorium 240, the stage is inaccessible. To provide adequate access, it is recommended that a wheelchair lift be installed. In addition, there are no handrails for the sloped floors in auditorium 240. It is recommended that handrails be installed as required.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0003AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Infrared transmitter and headphone receiver sets	SYS	5	\$1,705	\$8,525	\$1,495	\$7,474	\$16,000
Stage wheelchair lift	SYS	1	\$8,175	\$8,175	\$4,671	\$4,671	\$12,847
Wall-mounted handrail system, painted	LF	100	\$56.65	\$5,665	\$39.70	\$3,970	\$9,635
Project Totals:				\$22,365		\$16,116	\$38,481

Material/Labor Cost		\$38,481
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$34,038
General Contractor Mark Up at 20.0%	+	\$6,808
Inflation	+	\$0
Construction Cost		\$40,846
Professional Fees at 16.0%	+	\$6,535
Total Project Cost		\$47,381

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0004AC01	Title:	INSTALL ADA COMPLIANT SIGNAGE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0004		
Building Name:	LIBRARY NORTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Stair towers 560, 565, 581 and 589 Area Wide: Floor(s) 1,2,3,4,5,B		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Much of the signage in this building is ADA compliant, but some non-compliant signage remains. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0004AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	48	\$59.56	\$2,859	\$17.52	\$841	\$3,700
Project Totals:				\$2,859		\$841	\$3,700

Material/Labor Cost		\$3,700
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$3,426</u>
General Contractor Mark Up at 20.0%	+	\$685
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$4,111</u>
Professional Fees at 16.0%	+	<u>\$658</u>
Total Project Cost		<u><u>\$4,769</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0004AC02	Title:	UPGRADE STAIR RAILING
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0004		
Building Name:	LIBRARY NORTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Four stair towers 560, 565, 581 and 589 Item Only: Floor(s) 1,2,3,4,5,B		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are grandfathered under the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design. Future renovation efforts should include comprehensive stair railing and finish upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0004AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	24	\$642	\$15,408	\$584	\$14,016	\$29,424
Switchback handrail/guardrail system per floor	FLR	24	\$1,455	\$34,920	\$934	\$22,416	\$57,336
Project Totals:				\$50,328		\$36,432	\$86,760

Material/Labor Cost		\$86,760
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$76,722
General Contractor Mark Up at 20.0%	+	\$15,344
Inflation	+	\$0
Construction Cost		\$92,066
Professional Fees at 16.0%	+	\$14,731
Total Project Cost		\$106,797

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0004AC03 **Title:** BASEMENT RESTROOM UPGRADES

Priority Sequence:

Priority Class: 2

Category Code: AC3E **System:** ACCESSIBILITY
Component: INTERIOR PATH OF TRAVEL
Element: RESTROOMS/BATHROOMS

Building Code: 0004

Building Name: LIBRARY NORTH

Subclass/Savings: Not Applicable

Code Application: ADAAG 604, 605, 606

Project Class: Plant Adaption

Project Date: 07/02/2014

Project Location: Room Only: Floor(s) B

Project Description

The basement restrooms are not fully ADA compliant. The fixtures should be replaced and ADA accessories added.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0004AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Mirror	EA	2	\$280	\$560	\$215	\$430	\$990
ADA compliant plumbing fixture	FIXT	4	\$778	\$3,112	\$665	\$2,660	\$5,772
Grab bars (per stall)	SYS	2	\$240	\$480	\$136	\$272	\$752
Project Totals:				\$4,152		\$3,362	\$7,514

Material/Labor Cost		\$7,514
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$6,600
General Contractor Mark Up at 20.0%	+	\$1,320
Inflation	+	\$0
Construction Cost		\$7,920
Professional Fees at 16.0%	+	\$1,267
Total Project Cost		\$9,187

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0004AC04	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARM DEVIVES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0004		
Building Name:	LIBRARY NORTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702 NFPA 72		
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Item Only: Floor(s) 1,3,4,5,B		

Project Description

Additional audible and visual fire alarm devices are needed throughout the building to provide visibility in all areas, including the restrooms.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0004AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm horn strobe	EA	8	\$1,500	\$12,000	\$1,920	\$15,360	\$27,360
Project Totals:				\$12,000		\$15,360	\$27,360

Material/Labor Cost		\$27,360
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$23,358
General Contractor Mark Up at 20.0%	+	\$4,672
Inflation	+	\$0
Construction Cost		\$28,030
Professional Fees at 16.0%	+	\$4,485
Total Project Cost		\$32,515

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0004AC05	Title:	LEVER DOOR HARDWARE INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0004		
Building Name:	LIBRARY NORTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Item Only: Floor(s) B		

Project Description

Most of the doors have ADA compliant lever hardware. However, a few knobs still remain. It is recommended that these knobs be replaced with lever handles.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0004AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	3	\$341	\$1,022	\$136	\$409	\$1,432
Project Totals:				\$1,022		\$409	\$1,432

Material/Labor Cost		\$1,432
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,307
General Contractor Mark Up at 20.0%	+	\$261
Inflation	+	\$0
Construction Cost		\$1,569
Professional Fees at 16.0%	+	\$251
Total Project Cost		\$1,820

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0005AC01	Title:	OUTDOOR BREAK AREA ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC2A	System:	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	0005		
Building Name:	CLASSROOM SOUTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 405, 505	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

The first floor west side outdoor break area and west side building entry are designated as wheelchair accessible, but the area is not wheelchair accessible from the north side street level. It is recommended that a wheelchair ramp be installed to this break area adjacent to interior vestibule C0101 from the north side street level. The steps from the street level are also not equipped with handrails. Install compliant handrails where required.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0005AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair ramp construction, including handrails	VFT	6	\$2,242	\$13,454	\$1,985	\$11,912	\$25,366
Wall-mounted handrail system, painted	LF	20	\$56.65	\$1,133	\$39.70	\$794	\$1,927
Project Totals:				\$14,587		\$12,706	\$27,293

Material/Labor Cost		\$27,293
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$23,866
General Contractor Mark Up at 20.0%	+	\$4,773
Inflation	+	\$0
Construction Cost		\$28,639
Professional Fees at 16.0%	+	\$4,582
Total Project Cost		\$33,222

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0005AC02	Title:	INSTALL CURB CUT AT SOUTH ENTRANCE TO LOBBY 0122
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1B	System:	ACCESSIBILITY
		Component:	SITE
		Element:	RAMPS AND WALKS
Building Code:	0005		
Building Name:	CLASSROOM SOUTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	406	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

The first floor parking at the south side of the building has designated handicap parking and is designated as wheelchair accessible by installed signage. However, there is no curb cut to provide wheelchair access. It is recommended that a wheelchair ramp be installed at the south entrance to lobby 0122 from the adjacent parking area.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0005AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Concrete curb ramp construction	EA	1	\$586	\$586	\$531	\$531	\$1,117
Project Totals:				\$586		\$531	\$1,117

Material/Labor Cost		\$1,117
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$974
General Contractor Mark Up at 20.0%	+	\$195
Inflation	+	\$0
Construction Cost		\$1,169
Professional Fees at 16.0%	+	\$187
Total Project Cost		\$1,356

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0005AC03 **Title:** ELEVATOR CALL BUTTON UPGRADE

Priority Sequence:

Priority Class: 2

Category Code: AC3A

System: ACCESSIBILITY

Component: INTERIOR PATH OF TRAVEL

Element: LIFTS/RAMPS/ELEVATORS

Building Code: 0005

Building Name: CLASSROOM SOUTH

Subclass/Savings: Not Applicable

Code Application: ADAAG 407

Project Class: Plant Adaption

Project Date: 09/10/2014

Project

Location: Floor-wide: Floor(s) 1,2,3,4,5,6,7,B

Project Description

The elevator lobby call buttons are not equipped with Braille. It is recommended that the elevator floor call buttons be upgraded.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0005AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Elevator control buttons with Braille	EA	5	\$1,200	\$6,000	\$400	\$2,000	\$8,000
Project Totals:				\$6,000		\$2,000	\$8,000

Material/Labor Cost		\$8,000
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$7,368
General Contractor Mark Up at 20.0%	+	\$1,474
Inflation	+	\$0
Construction Cost		\$8,842
Professional Fees at 16.0%	+	\$1,415
Total Project Cost		\$10,256

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0005AC04	Title:	AUDITORIUM ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0005		
Building Name:	CLASSROOM SOUTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	219.3, 706.1, 806, 505	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Room Only: Floor(s) 1,4,6		

Project Description

Auditoriums 600 and 608 and large classrooms 100, 101, 103, 104, 105, 106, and 400 have multiple barriers to accessibility. First floor tiered classrooms and rooms 600 and 608 lack table seating spaces designated for wheelchair use. It is recommended that at least two seats at varying levels in each room be modified to accommodate a wheelchair. Rooms 400, 600, and 608 lack an assistive listening system. One transmitter should be installed in each room, and headphone receiver sets should be available to those who require audible assistance. No wheelchair access is provided in the first floor tiered classrooms. In room 600, there is wheelchair access to the upper and lower levels but no access to the intermediate levels. In room 608, only the lower level is wheelchair accessible. The stage is also not accessible. It is recommended that wheelchair lifts be installed in each room to provide wheelchair access to seating at various levels. Finally, the steps in the first floor tiered classrooms and in rooms 600 and 608 lack supportive handrails. It is recommended that wall-mounted or freestanding compliant handrails be installed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0005AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Table and seating modifications	LOT	18	\$993	\$17,868	\$622	\$11,204	\$29,073
Infrared transmitter and headphone receiver sets	SYS	3	\$1,705	\$5,115	\$1,495	\$4,485	\$9,600
Wheelchair lift	SYS	8	\$8,175	\$65,400	\$4,671	\$37,372	\$102,772
Wall-mounted handrail system, painted	LF	575	\$56.65	\$32,574	\$39.70	\$22,828	\$55,401
Project Totals:				\$120,958		\$75,888	\$196,846

Material/Labor Cost		\$196,846
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$175,533</u>
General Contractor Mark Up at 20.0%	+	\$35,107
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$210,639</u>
Professional Fees at 16.0%	+	<u>\$33,702</u>
Total Project Cost		<u><u>\$244,342</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0005AC05	Title:	STAIR HANDRAIL UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0005		
Building Name:	CLASSROOM SOUTH		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	1003.3	
	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Item Only: Floor(s) 1,2,3,4,5,6,7,B		

Project Description

The handrails at stairs 1 and 3 lack the proper end and continuous switchback geometry. Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. It is recommended that comprehensive railing upgrades be completed in these two stairwells.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0005AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	16	\$642	\$10,277	\$584	\$9,343	\$19,620
Switchback handrail/guardrail system per floor	FLR	16	\$1,455	\$23,283	\$934	\$14,949	\$38,231
Project Totals:				\$33,560		\$24,292	\$57,851

Material/Labor Cost		\$57,851
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$51,158
General Contractor Mark Up at 20.0%	+	\$10,232
Inflation	+	\$0
Construction Cost		\$61,390
Professional Fees at 16.0%	+	\$9,822
Total Project Cost		\$71,212

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0006AC01	Title:	INSTALL ADA COMPLIANT SIGNAGE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0006		
Building Name:	ART AND HUMANITIES		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,5		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Some areas of the building have ADA compliant signage. However, a many areas lack signs or have non-compliant signage. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0006AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	50	\$59.56	\$2,978	\$17.52	\$876	\$3,854
Project Totals:				\$2,978		\$876	\$3,854

Material/Labor Cost		\$3,854
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,568
General Contractor Mark Up at 20.0%	+	\$714
Inflation	+	\$0
Construction Cost		\$4,282
Professional Fees at 16.0%	+	\$685
Total Project Cost		\$4,967

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0006AC02	Title:	UPGRADE STAIR RAILING
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0006		
Building Name:	ART AND HUMANITIES		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Three stair towers		
	Floor-wide: Floor(s) 1,2,3,4,5,6,R		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are grandfathered under the code enforced at the time of construction until a major renovation occurs, they are deficient in either handrail and guardrail design. Future renovation efforts should include comprehensive stair railing and finish upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0006AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	18	\$642	\$11,556	\$584	\$10,512	\$22,068
Switchback handrail/guardrail system per floor	FLR	18	\$1,455	\$26,190	\$934	\$16,812	\$43,002
Project Totals:				\$37,746		\$27,324	\$65,070

Material/Labor Cost		\$65,070
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$57,541
General Contractor Mark Up at 20.0%	+	\$11,508
Inflation	+	\$0
Construction Cost		\$69,050
Professional Fees at 16.0%	+	\$11,048
Total Project Cost		\$80,097

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0006AC03	Title:	DUAL LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0006		
Building Name:	ART AND HUMANITIES		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Item Only: Floor(s) 1,2,4,5		

Project Description

The single level drinking fountains are barriers to accessibility. The installation of dual level, refrigerated drinking fountains is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0006AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	6	\$1,364	\$8,184	\$419	\$2,516	\$10,700
Alcove construction	EA	3	\$983	\$2,950	\$4,197	\$12,592	\$15,542
Project Totals:				\$11,134		\$15,107	\$26,242

Material/Labor Cost		\$26,242
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$22,323
General Contractor Mark Up at 20.0%	+	\$4,465
Inflation	+	\$0
Construction Cost		\$26,787
Professional Fees at 16.0%	+	\$4,286
Total Project Cost		\$31,073

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0006AC04	Title:	INSTALL WHEELCHAIR STAIR CLIMBER IN AUDITORIUM
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0006		
Building Name:	ART AND HUMANITIES		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Room 100		
	Room Only: Floor(s) 1		

Project Description

It is recommended that a wheelchair stair climber be installed in the auditorium to provide wheelchair access between the levels.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0006AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install wheelchair stair climber	EA	1	\$7,312	\$7,312	\$1,495	\$1,495	\$8,807
Project Totals:				\$7,312		\$1,495	\$8,807

Material/Labor Cost		\$8,807
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$8,264
General Contractor Mark Up at 20.0%	+	\$1,653
Inflation	+	\$0
Construction Cost		\$9,917
Professional Fees at 16.0%	+	\$1,587
Total Project Cost		\$11,503

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0006AC05 **Title:** SERVICE COUNTER MODIFICATION

Priority Sequence:

Priority Class: 3

Category Code: AC4A

System: ACCESSIBILITY

Component: GENERAL

Element: FUNCTIONAL SPACE MOD.

Building Code: 0006

Building Name: ART AND HUMANITIES

Subclass/Savings: Not Applicable

Code Application: ADAAG 804

Project Class: Plant Adaption

Project Date: 07/01/2014

Project Room 460A

Location: Item Only: Floor(s) 4

Project Description

The of service counter in room 460A lacks a wheelchair accessible section. The counter should be modified to provide a lowered section for wheelchair access.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0006AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant service counter	LF	6	\$175	\$1,051	\$93.43	\$561	\$1,612
New service window door	EA	1	\$1,250	\$1,250	\$320	\$320	\$1,570
Project Totals:				\$2,301		\$881	\$3,182

Material/Labor Cost		\$3,182
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,912
General Contractor Mark Up at 20.0%	+	\$582
Inflation	+	\$0
Construction Cost		\$3,494
Professional Fees at 16.0%	+	\$559
Total Project Cost		\$4,053

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0006AC06	Title:	UPGRADE INTERIOR HANDRAILS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0006		
Building Name:	ART AND HUMANITIES		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	405, 505, 410, 309.4, 407	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Item Only: Floor(s) 1,2		

Project Description

There are several short sections of stair that lack ADA compliant handrails. Some have handrails with the incorrect end geometry, while others have handrails on only one side. The installation of ADA compliant handrails is recommended to improve the overall level of accessibility.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0006AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrails per elevation change	SYS	4	\$1,750	\$7,000	\$2,880	\$11,520	\$18,520
Wall-mounted handrail system, per elevation change	SYS	14	\$970	\$13,580	\$680	\$9,520	\$23,100
Project Totals:				\$20,580		\$21,040	\$41,620

Material/Labor Cost		\$41,620
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$36,035
General Contractor Mark Up at 20.0%	+	\$7,207
Inflation	+	\$0
Construction Cost		\$43,242
Professional Fees at 16.0%	+	\$6,919
Total Project Cost		\$50,161

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0006AC07	Title:	INSTALL WHEELCHAIR LIFT TO SIXTH FLOOR MEZZANINE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0006		
Building Name:	ART AND HUMANITIES		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Item Only: Floor(s) 6		

Project Description

There is no wheelchair access to the sixth floor mezzanine. The installation of a wheelchair lift is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0006AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift	EA	1	\$7,312	\$7,312	\$1,495	\$1,495	\$8,807
Project Totals:				\$7,312		\$1,495	\$8,807

Material/Labor Cost		\$8,807
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$8,264
General Contractor Mark Up at 20.0%	+	\$1,653
Inflation	+	\$0
Construction Cost		\$9,917
Professional Fees at 16.0%	+	\$1,587
Total Project Cost		\$11,503

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0007AC01	Title:	INSTALL ADA COMPLIANT SIGNAGE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0007		
Building Name:	NOAH LANGDALE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	06/13/2014		
Project Location:	Item Only: Floor(s) 2,5,7,8,9		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0007AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	10	\$59.56	\$596	\$17.52	\$175	\$771
Project Totals:				\$596		\$175	\$771

Material/Labor Cost		\$771
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$714
General Contractor Mark Up at 20.0%	+	\$143
Inflation	+	\$0
Construction Cost		\$856
Professional Fees at 16.0%	+	\$137
Total Project Cost		\$993

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0007AC02	Title:	UPGRADE STAIR HANDRAILS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0007		
Building Name:	NOAH LANGDALE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	06/13/2014		
Project Location:	Floor-wide: Floor(s) 1,10,2,3,4,5,6,7,8,9		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are grandfathered under the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design. Future renovation efforts should include comprehensive stair railing and finish upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0007AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	27	\$642	\$17,334	\$584	\$15,768	\$33,102
Switchback handrail/guardrail system per floor	FLR	27	\$1,455	\$39,285	\$934	\$25,218	\$64,503
Project Totals:				\$56,619		\$40,986	\$97,605

Material/Labor Cost		\$97,605
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$86,312
General Contractor Mark Up at 20.0%	+	\$17,262
Inflation	+	\$0
Construction Cost		\$103,574
Professional Fees at 16.0%	+	\$16,572
Total Project Cost		\$120,146

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0007AC03	Title:	INSTALL DUAL LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0007		
Building Name:	NOAH LANGDALE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	06/13/2014		
Project Location:	Item Only: Floor(s) 1,10,2,3,4,5,6,7,8,9		

Project Description

Current accessibility legislation requires that building amenities be generally accessible to all persons. The single level configuration of the drinking fountains is a barrier to accessibility. The installation of dual level, refrigerated drinking fountains is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0007AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	10	\$1,364	\$13,641	\$419	\$4,193	\$17,833
Project Totals:				\$13,641		\$4,193	\$17,833

Material/Labor Cost		\$17,833
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$16,482
General Contractor Mark Up at 20.0%	+	\$3,296
Inflation	+	\$0
Construction Cost		\$19,778
Professional Fees at 16.0%	+	\$3,165
Total Project Cost		\$22,943

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0007AC04	Title:	INSTALL WHEELCHAIR STAIR CLIMBER IN AUDITORIUMS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0007		
Building Name:	NOAH LANGDALE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410	
Project Class:	Plant Adaption		
Project Date:	06/13/2014		
Project Location:	Room Only: Floor(s) 2,3,4,5,6,7		

Project Description

There is no wheelchair access to the intermediate levels of the tiered lecture halls. Wheelchair stair climbers are recommended in auditorium classrooms in an effort to improve the overall level of accessibility.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0007AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber	EA	6	\$7,312	\$43,872	\$1,495	\$8,969	\$52,841
Project Totals:				\$43,872		\$8,969	\$52,841

Material/Labor Cost		\$52,841
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$49,583
General Contractor Mark Up at 20.0%	+	\$9,917
Inflation	+	\$0
Construction Cost		\$59,499
Professional Fees at 16.0%	+	\$9,520
Total Project Cost		\$69,019

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0007AC05	Title:	UPGRADE INTERIOR RAILS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0007		
Building Name:	NOAH LANGDALE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	405, 505, 410, 309.4, 407	
Project Class:	Plant Adaption		
Project Date:	06/13/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

Present legislation regarding handicapped access within buildings requires that goods, services, and amenities offered in buildings be generally accessible to all persons. Elevation changes are barriers to accessibility. ADA compliant handrails are recommended in an effort to improve the overall level of accessibility.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0007AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system, per elevation change	SYS	3	\$642	\$1,926	\$584	\$1,752	\$3,678
Project Totals:				\$1,926		\$1,752	\$3,678

Material/Labor Cost		\$3,678
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,208
General Contractor Mark Up at 20.0%	+	\$642
Inflation	+	\$0
Construction Cost		\$3,849
Professional Fees at 16.0%	+	\$616
Total Project Cost		\$4,465

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0007AC06	Title:	UPGRADE EXTERIOR HANDRAILS AT ENTRANCE STEPS
Priority Sequence:			
Priority Class:	1		
Category Code:	AC2A	System:	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	0007		
Building Name:	NOAH LANGDALE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 505	
Project Class:	Plant Adaption		
Project Date:	06/13/2014		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

The handrails at the plaza steps and west facade entrance steps are not ADA compliant, and the plaza steps need several more intermediate handrail systems. Install ADA compliant metal handrails at all entrances as required.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0007AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system	LF	50	\$102	\$5,110	\$168	\$8,409	\$13,518
Wall-mounted handrail system	LF	30	\$56.65	\$1,700	\$39.70	\$1,191	\$2,891
Project Totals:				\$6,809		\$9,600	\$16,409

Material/Labor Cost		\$16,409
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$13,925
General Contractor Mark Up at 20.0%	+	\$2,785
Inflation	+	\$0
Construction Cost		\$16,710
Professional Fees at 16.0%	+	\$2,674
Total Project Cost		\$19,383

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0007AC07	Title:	INSTALL LEVER HARDWARE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0007		
Building Name:	NOAH LANGDALE HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4	
Project Class:	Plant Adaption		
Project Date:	06/13/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

While the interior doors are suitable for ten future years of service, the knob actuated door hardware presents a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle door hardware be installed on all doors that currently still have knobs.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0007AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	1	\$341	\$341	\$136	\$136	\$477
Project Totals:				\$341		\$136	\$477

Material/Labor Cost		\$477
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$436
General Contractor Mark Up at 20.0%	+	\$87
Inflation	+	\$0
Construction Cost		\$523
Professional Fees at 16.0%	+	\$84
Total Project Cost		\$607

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0008AC01 **Title:** ELEVATOR ACCESSIBILITY UPGRADES

Priority Sequence:

Priority Class: 2

Category Code: AC3A

System: ACCESSIBILITY
Component: INTERIOR PATH OF TRAVEL
Element: LIFTS/RAMPS/ELEVATORS

Building Code: 0008

Building Name: SPORTS ARENA

Subclass/Savings: Not Applicable

Code Application: ADAAG 407

Project Class: Plant Adaption

Project Date: 08/04/2014

Project Location: Item Only: Floor(s) 1

Project Description

Some of the elevator floor call button panels do not include Braille. It is recommended that the non-compliant floor call button panels be replaced.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0008AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace elevator call buttons with buttons that include Braille	EA	12	\$200	\$2,400	\$250	\$3,000	\$5,400
Project Totals:				\$2,400		\$3,000	\$5,400

Material/Labor Cost		\$5,400
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$4,617</u>
General Contractor Mark Up at 20.0%	+	\$923
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$5,540</u>
Professional Fees at 16.0%	+	<u>\$886</u>
Total Project Cost		<u><u>\$6,427</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0008AC02	Title:	UPGRADE WATER FOUNTAINS AND COUNTER AND INSTALL CHAIR LIFT
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0008		
Building Name:	SPORTS ARENA		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602, 804, 1009.2	
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,G		

Project Description

The concession stand service counters lack a wheelchair accessible section, and drinking fountains are a single level design. A wheelchair accessible section should be incorporated into each non-compliant service counter. All single level drinking fountains should be replaced with dual level, refrigerated units. The treatment areas in the sports medicine department are not equipped with accessible equipment for wheelchair users. It is recommended that a wheelchair lift be installed in the treatment area.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0008AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	18	\$1,364	\$24,553	\$419	\$7,547	\$32,100
Alcove construction for drinking fountain	EA	18	\$983	\$17,700	\$4,197	\$75,551	\$93,252
ADA compliant service counter	LF	40	\$175	\$7,007	\$93.43	\$3,737	\$10,744
Wheelchair lift, including conduit, wiring, tools, and supplies	EA	1	\$5,116	\$5,116	\$2,250	\$2,250	\$7,366
Project Totals:				\$54,377		\$89,085	\$143,462

Material/Labor Cost		\$143,462
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$120,633</u>
General Contractor Mark Up at 20.0%	+	\$24,127
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$144,760</u>
Professional Fees at 16.0%	+	<u>\$23,162</u>
Total Project Cost		<u><u>\$167,921</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0008AC03	Title:	MAIN ARENA AND SAND VOLLEYBALL COURT ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0008		
Building Name:	SPORTS ARENA		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	219.3, 706.1, 806	
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Room Only: Floor(s) 2,3,4		

Project Description

The main arena and sand volleyball court has multiple barriers to accessibility. In the sand volleyball court, there are steps to spectator seating and no designated seats for wheelchair access. It is recommended that a wheelchair lift or stair climber be installed and that modifications be made to accommodate wheelchair and companion seating. Neither the main arena nor the sand volleyball court has an assistive listening system. It is recommended that transmitters and headphone receiver sets be installed to accommodate those who require audible assistance.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0008AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Seating modifications	LOT	4	\$993	\$3,971	\$622	\$2,490	\$6,461
Infrared transmitter and headphone receiver sets	SYS	2	\$1,705	\$3,410	\$1,495	\$2,990	\$6,400
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	1	\$7,312	\$7,312	\$1,495	\$1,495	\$8,807
Project Totals:				\$14,693		\$6,974	\$21,667

Material/Labor Cost		\$21,667
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$19,619
General Contractor Mark Up at 20.0%	+	\$3,924
Inflation	+	\$0
Construction Cost		\$23,543
Professional Fees at 16.0%	+	\$3,767
Total Project Cost		\$27,310

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0008AC04	Title:	STAIR SAFETY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0008		
Building Name:	SPORTS ARENA		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	1003.3	
	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,5,6,G		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0008AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	26	\$642	\$16,701	\$584	\$15,182	\$31,883
Switchback handrail/guardrail system per floor	FLR	26	\$1,455	\$37,834	\$934	\$24,292	\$62,126
Project Totals:				\$54,535		\$39,474	\$94,008

Material/Labor Cost		\$94,008
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$83,132
General Contractor Mark Up at 20.0%	+	\$16,626
Inflation	+	\$0
Construction Cost		\$99,758
Professional Fees at 16.0%	+	\$15,961
Total Project Cost		\$115,720

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0008AC05	Title:	SIGNAGE UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0008		
Building Name:	SPORTS ARENA		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,5,6		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. While most of the signage in this building is ADA compliant, some non-compliant signs are still present. To comply with the intent of this legislation, it is recommended that all non-compliant signage or doors without signage be upgraded to conform to appropriate accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0008AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	22	\$59.56	\$1,310	\$17.52	\$385	\$1,696
Project Totals:				\$1,310		\$385	\$1,696

Material/Labor Cost		\$1,696
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$1,570</u>
General Contractor Mark Up at 20.0%	+	\$314
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$1,884</u>
Professional Fees at 16.0%	+	<u>\$301</u>
Total Project Cost		<u><u>\$2,186</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0010AC01	Title:	BUILDING ENTRY ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC2A	System:	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	0010		
Building Name:	URBAN LIFE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 405, 505	
Project Class:	Plant Adaption		
Project Date:	08/13/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

A wheelchair ramp, including compliant metal handrails, should be installed at the west side exit to auditorium 220. It is also recommended that the non-compliant handrails be replaced with compliant metal handrails.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0010AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair ramp construction, including handrails	VFT	10	\$2,242	\$22,423	\$1,985	\$19,854	\$42,277
Freestanding handrail system, painted	LF	200	\$102	\$20,438	\$168	\$33,634	\$54,072
Project Totals:				\$42,861		\$53,488	\$96,349

Material/Labor Cost		\$96,349
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$82,387
General Contractor Mark Up at 20.0%	+	\$16,477
Inflation	+	\$0
Construction Cost		\$98,864
Professional Fees at 16.0%	+	\$15,818
Total Project Cost		\$114,682

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0010AC02	Title:	RAMP AND ELEVATOR UPGRADES AND STAIR CLIMBER INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0010		
Building Name:	URBAN LIFE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410, 505, 407	
Project Class:	Plant Adaption		
Project Date:	08/13/2014		
Project Location:	Item Only: Floor(s) 1,2		

Project Description

The ramp at the lower level of auditorium 220 lacks ADA compliant wall-mounted handrails. Also, there is no apparent way to navigate the level change at the west side of room 130. It is recommended that a wheelchair lift or stair climber be installed at this location. The elevator floor call button panels do not include Braille and should be upgraded. In addition, floor designation signage that includes Braille should be installed on each side of each elevator hoistway.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0010AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	1	\$7,312	\$7,312	\$1,495	\$1,495	\$8,807
Wall-mounted handrail system, painted	LF	200	\$56.65	\$11,330	\$39.70	\$7,940	\$19,270
Replace elevator call buttons with buttons	EA	41	\$200	\$8,200	\$250	\$10,250	\$18,450
Install floor designation signage with Braille on each side of each elevator shaft hoistway	EA	91	\$50.00	\$4,550	\$25.00	\$2,275	\$6,825
Project Totals:				\$31,392		\$21,960	\$53,352

Material/Labor Cost		\$53,352
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$47,275
General Contractor Mark Up at 20.0%	+	\$9,455
Inflation	+	\$0
Construction Cost		\$56,730
Professional Fees at 16.0%	+	\$9,077
Total Project Cost		\$65,806

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0010AC03	Title:	DRINKING FOUNTAIN AND SERVICE COUNTER UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0010		
Building Name:	URBAN LIFE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602, 804	
Project Class:	Plant Adaption		
Project Date:	08/13/2014		
Project Location:	Floor-wide: Floor(s) 1,10,11,12,2,3,4,6,7,8,9		

Project Description

The service counters in rooms 108 and 1003 lack a wheelchair height position, and the drinking fountains throughout the building are single level. A wheelchair accessible section should be incorporated into each non-compliant service counter. All single level drinking fountains should be replaced with dual level, refrigerated units.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0010AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	16	\$1,364	\$21,825	\$419	\$6,708	\$28,533
Alcove construction for drinking fountain	EA	16	\$983	\$15,734	\$4,197	\$67,157	\$82,890
ADA compliant service counter	LF	8	\$175	\$1,401	\$93.43	\$747	\$2,149
Project Totals:				\$38,960		\$74,612	\$113,573

Material/Labor Cost		\$113,573
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$94,617</u>
General Contractor Mark Up at 20.0%	+	\$18,923
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$113,540</u>
Professional Fees at 16.0%	+	<u>\$18,166</u>
Total Project Cost		<u><u>\$131,707</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0010AC04	Title:	AUDITORIUM ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0010		
Building Name:	URBAN LIFE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	219.3, 410, 706.1, 806, 505	
Project Class:	Plant Adaption		
Project Date:	08/13/2014		
Project Location:	Room Only: Floor(s) 1,2,3,6		

Project Description

The auditoriums have multiple barriers to accessibility. There are no seating spaces designated for wheelchair use. It is recommended that the seating be modified to accommodate wheelchair and companion seating. There are also no assistive listening systems for the hearing impaired. Transmitters and headphone receiver sets should be installed to accommodate those who require audible assistance. There is no wheelchair access into auditoriums 100 and 170. A wheelchair lift should be installed at one set of steps in each room. The steps in auditoriums 100, 170, and 220/320 lack handrails. It is recommended that wall-mounted and freestanding compliant handrails be installed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0010AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Table and seating modifications	EA	10	\$993	\$9,927	\$622	\$6,225	\$16,152
Infrared transmitter and headphone receiver sets	SYS	7	\$1,705	\$11,936	\$1,495	\$10,464	\$22,400
Wheelchair lift	SYS	2	\$8,175	\$16,350	\$4,671	\$9,343	\$25,693
Wall-mounted handrail system, painted	LF	400	\$56.65	\$22,660	\$39.70	\$15,880	\$38,540
Freestanding handrail system, painted	LF	400	\$102	\$40,876	\$168	\$67,268	\$108,144
Project Totals:				\$101,748		\$109,180	\$210,928

Material/Labor Cost		\$210,928
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$182,072
General Contractor Mark Up at 20.0%	+	\$36,414
Inflation	+	\$0
Construction Cost		\$218,487
Professional Fees at 16.0%	+	\$34,958
Total Project Cost		\$253,444

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0010AC05	Title:	RESTROOM ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0010		
Building Name:	URBAN LIFE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309, 604, 605	
Project Class:	Plant Adaption		
Project Date:	08/13/2014		
Project Location:	Room Only: Floor(s) 11,2,3,4,7,9		

Project Description

Signage indicates that handicap accessible restrooms are located on even numbered floors beginning at the fourth floor. Generally, these signs are accurate, although the restrooms at the fourth floor do not satisfy current space requirements for wheelchair accessible toilets. All non-accessible restrooms should be modified to meet current ADA standards. At the second floor, restrooms are compliant except the interior entryway into the men's and women's restrooms is too narrow. It is recommended that this opening be widened.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0010AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Modify existing interior entryway opening	EA	2	\$1,625	\$3,250	\$985	\$1,970	\$5,220
Grab bars (per stall)	SYS	10	\$159	\$1,588	\$374	\$3,737	\$5,325
Mirror	EA	10	\$327	\$3,270	\$251	\$2,511	\$5,781
ADA compliant toilet	EA	10	\$1,083	\$10,830	\$286	\$2,862	\$13,692
High density polymer toilet partition modification	EA	10	\$1,810	\$18,102	\$1,121	\$11,212	\$29,313
Project Totals:				\$37,040		\$22,292	\$59,332

Material/Labor Cost		\$59,332
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$53,033
General Contractor Mark Up at 20.0%	+	\$10,607
Inflation	+	\$0
Construction Cost		\$63,640
Professional Fees at 16.0%	+	\$10,182
Total Project Cost		\$73,823

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0010AC06	Title:	STAIR SAFETY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0010		
Building Name:	URBAN LIFE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	1003.3	
	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	08/13/2014		
Project Location:	Floor-wide: Floor(s) 1,10,11,12,2,3,4,5,6,7,8,9,G		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0010AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	38	\$642	\$24,409	\$584	\$22,189	\$46,598
Switchback handrail/guardrail system per floor	FLR	38	\$1,455	\$55,296	\$934	\$35,503	\$90,799
Project Totals:				\$79,705		\$57,692	\$137,397

Material/Labor Cost		\$137,397
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$121,501
General Contractor Mark Up at 20.0%	+	\$24,300
Inflation	+	\$0
Construction Cost		\$145,801
Professional Fees at 16.0%	+	\$23,328
Total Project Cost		\$169,129

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0011AC01	Title:	BUILDING ENTRY ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC2A	System:	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	0011		
Building Name:	COURTLAND SOUTH BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 405, 505	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

A wheelchair ramp should be installed at the west side, closest to a designated accessible parking space. It is also recommended that the non-ADA compliant handrails on the west side exit stair be replaced with ADA compliant handrails.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0011AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair ramp construction, including handrails	VFT	8	\$2,242	\$17,938	\$1,985	\$15,883	\$33,821
Wall-mounted handrail system, painted	LF	40	\$56.65	\$2,266	\$39.70	\$1,588	\$3,854
Project Totals:				\$20,204		\$17,471	\$37,675

Material/Labor Cost		\$37,675
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$32,960
General Contractor Mark Up at 20.0%	+	\$6,592
Inflation	+	\$0
Construction Cost		\$39,552
Professional Fees at 16.0%	+	\$6,328
Total Project Cost		\$45,880

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0011AC02	Title:	RAMP INSTALLATION AND ELEVATOR SIGNAGE UPGRADE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0011		
Building Name:	COURTLAND SOUTH BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	405, 505, 407	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,B		

Project Description

Elevation changes at the third floor men's restroom and at the first floor west side exit from the facilities offices are not wheelchair accessible. It is recommended that a ramp be installed in each location and that associated compliant metal handrails be installed at the exit from the facilities offices. The elevator control systems are generally equipped with accessible features. However, floor designation signage that includes Braille should be installed on each side of each elevator shaft hoistway.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0011AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair ramp construction, including handrails	VFT	4	\$2,242	\$8,969	\$1,985	\$7,941	\$16,911
Install floor designation signage that includes Braille on each side of each elevator shaft hoistway	EA	10	\$50.00	\$500	\$25.00	\$250	\$750
Project Totals:				\$9,469		\$8,191	\$17,661

Material/Labor Cost		\$17,661
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$15,450
General Contractor Mark Up at 20.0%	+	\$3,090
Inflation	+	\$0
Construction Cost		\$18,540
Professional Fees at 16.0%	+	\$2,966
Total Project Cost		\$21,506

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0011AC03	Title:	DRINKING FOUNTAIN AND SERVICE COUNTER/CABINET UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0011		
Building Name:	COURTLAND SOUTH BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602, 804	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,B		

Project Description

The service counters at rooms 202A and 122 lack wheelchair height positions. A wheelchair accessible section should be incorporated into each non-compliant service counter. Single level water fountains throughout the building are also a barrier to accessibility. All single level drinking fountains should be replaced with dual level, refrigerated units. The sinks in break rooms 119 and 203 are not wheelchair accessible. Base cabinets should be reconfigured to provide wheelchair access.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0011AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	3	\$1,364	\$4,092	\$419	\$1,258	\$5,350
Alcove construction for drinking fountain	EA	3	\$983	\$2,950	\$4,197	\$12,592	\$15,542
ADA compliant service counter and cabinet modifications	LF	24	\$175	\$4,204	\$93.43	\$2,242	\$6,447
Project Totals:				\$11,247		\$16,092	\$27,339

Material/Labor Cost		\$27,339
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$23,179
General Contractor Mark Up at 20.0%	+	\$4,636
Inflation	+	\$0
Construction Cost		\$27,815
Professional Fees at 16.0%	+	\$4,450
Total Project Cost		\$32,266

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0011AC04	Title:	INTERIOR DOOR HARDWARE UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0011		
Building Name:	COURTLAND SOUTH BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,B		

Project Description

Several doors are equipped with knob actuated hardware, which is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0011AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	6	\$341	\$2,044	\$136	\$819	\$2,863
Project Totals:				\$2,044		\$819	\$2,863

Material/Labor Cost		\$2,863
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,615
General Contractor Mark Up at 20.0%	+	\$523
Inflation	+	\$0
Construction Cost		\$3,138
Professional Fees at 16.0%	+	\$502
Total Project Cost		\$3,640

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0011AC05 **Title:** RESTROOM ACCESSIBILITY UPGRADES

Priority Sequence:

Priority Class: 2

Category Code: AC3E

System: ACCESSIBILITY
Component: INTERIOR PATH OF TRAVEL
Element: RESTROOMS/BATHROOMS

Building Code: 0011

Building Name: COURTLAND SOUTH BUILDING

Subclass/Savings: Not Applicable

Code Application: ADAAG 604, 605, 606

Project Class: Plant Adaption

Project Date: 07/02/2014

Project Location: Room Only: Floor(s) 3,4

Project Description

The configuration of the third and fourth floor restrooms is a barrier to accessibility. Each restroom should be renovated to include ADA compliant space configuration and should be equipped with ADA compliant fixtures and accessory devices.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0011AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Grab bars (per stall)	SYS	2	\$159	\$318	\$374	\$747	\$1,065
Mirror	EA	2	\$327	\$654	\$251	\$502	\$1,156
ADA compliant signage	EA	2	\$59.56	\$119	\$17.52	\$35	\$154
ADA compliant lavatory	EA	2	\$689	\$1,379	\$257	\$513	\$1,892
ADA compliant toilet	EA	2	\$1,083	\$2,166	\$286	\$572	\$2,738
High density polymer toilet partition modification	EA	2	\$1,810	\$3,620	\$1,121	\$2,242	\$5,863
Project Totals:				\$8,256		\$4,613	\$12,869

Material/Labor Cost		\$12,869
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$11,551</u>
General Contractor Mark Up at 20.0%	+	\$2,310
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$13,861</u>
Professional Fees at 16.0%	+	<u>\$2,218</u>
Total Project Cost		<u><u>\$16,079</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0011AC06	Title:	LOCKER ROOM ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0011		
Building Name:	COURTLAND SOUTH BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	603, 604, 605, 606, 607, 608	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Room Only: Floor(s) B		

Project Description

The locker rooms on the basement level are not compliant with current ADA standards. Each locker room should be modified to meet current ADA guidelines for accessible toilet and shower facilities.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0011AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Grab bars (per stall)	SYS	2	\$159	\$318	\$374	\$747	\$1,065
Mirror	EA	2	\$327	\$654	\$251	\$502	\$1,156
ADA compliant signage	EA	2	\$59.56	\$119	\$17.52	\$35	\$154
ADA compliant lavatory	EA	2	\$689	\$1,379	\$257	\$513	\$1,892
ADA compliant toilet	EA	2	\$1,083	\$2,166	\$286	\$572	\$2,738
High density polymer toilet partition modification	EA	2	\$1,810	\$3,620	\$1,121	\$2,242	\$5,863
Roll-in shower	EA	2	\$3,679	\$7,358	\$4,788	\$9,576	\$16,934
Project Totals:				\$15,614		\$14,189	\$29,803

Material/Labor Cost		\$29,803
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$25,993
General Contractor Mark Up at 20.0%	+	\$5,199
Inflation	+	\$0
Construction Cost		\$31,191
Professional Fees at 16.0%	+	\$4,991
Total Project Cost		\$36,182

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0011AC07	Title:	STAIR SAFETY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0011		
Building Name:	COURTLAND SOUTH BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	1003.3	
	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Room Only: Floor(s) 1,2,3,4,B		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0011AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	8	\$642	\$5,139	\$584	\$4,671	\$9,810
Switchback handrail/guardrail system per floor	FLR	6	\$1,455	\$8,731	\$934	\$5,606	\$14,337
Project Totals:				\$13,870		\$10,277	\$24,147

Material/Labor Cost		\$24,147
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$21,323
General Contractor Mark Up at 20.0%	+	\$4,265
Inflation	+	\$0
Construction Cost		\$25,588
Professional Fees at 16.0%	+	\$4,094
Total Project Cost		\$29,682

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0012AC01	Title:	STAIR UPGRADE AND RAMP AND STAIR CLIMBER INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0012		
Building Name:	COURTLAND NORTH BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410, 405, 505	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

There is no apparent way to navigate the floor level change at the first floor level to room 102 or to exit the building at the south end of the first floor corridor. It is recommended that a wheelchair lift or stair climber be installed at room 102 and that a ramp be installed at the south end of the first floor corridor. In addition, there are no wall-mounted handrails on the left side of the steps to room 102. It is recommended that ADA compliant handrails be installed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0012AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	1	\$7,312	\$7,312	\$1,495	\$1,495	\$8,807
Wheelchair ramp construction, including handrails	VFT	4	\$2,242	\$8,969	\$1,985	\$7,941	\$16,911
Wall-mounted handrail system, painted	LF	20	\$56.65	\$1,133	\$39.70	\$794	\$1,927
Project Totals:				\$17,414		\$10,230	\$27,645

Material/Labor Cost		\$27,645
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$24,744
General Contractor Mark Up at 20.0%	+	\$4,949
Inflation	+	\$0
Construction Cost		\$29,692
Professional Fees at 16.0%	+	\$4,751
Total Project Cost		\$34,443

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0015AC01	Title:	REPAIR DAMAGED SIDEWALKS AND INSTALL CANE DETECTION CURBING
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1B	System:	ACCESSIBILITY
		Component:	SITE
		Element:	RAMPS AND WALKS
Building Code:	0015		
Building Name:	COLLEGE OF EDUCATION		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	307, 403	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Area Wide: Floor(s) 1		

Project Description

The University is reportedly responsible for the maintenance of the public sidewalks in the immediate vicinity of their buildings. The north and west facade public sidewalks at this building are deteriorating in several places, and the roof drain outlet cover at the east facade protrudes too high above the adjacent walking surface. For the safety of all who use these sidewalks, all of these areas should be repaired. There is a continuous wall projection over most of the length of the north facade sidewalk that would not be detectable by the sight impaired. The construction of a curb or railing is recommended along the base of this wall. Most of this work will affect the City sidewalks and may require permits, work scope, and dimensions that may be beyond the ADA minimums.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0015AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sidewalk and cane rail construction allowance	LOT	1	\$5,500	\$5,500	\$6,400	\$6,400	\$11,900
City permit and requirement allowance	LOT	1	\$1,500	\$1,500	\$1,920	\$1,920	\$3,420
Project Totals:				\$7,000		\$8,320	\$15,320

Material/Labor Cost		\$15,320
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$13,140
General Contractor Mark Up at 20.0%	+	\$2,628
Inflation	+	\$0
Construction Cost		\$15,768
Professional Fees at 16.0%	+	\$2,523
Total Project Cost		\$18,291

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0015AC02	Title:	DOOR HARDWARE UPGRADE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0015		
Building Name:	COLLEGE OF EDUCATION		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Floor-wide: Floor(s) B1		

Project Description

The knob door hardware on the basement doors is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on the basement doors that still have knobs.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0015AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	16	\$341	\$5,451	\$136	\$2,184	\$7,635
Project Totals:				\$5,451		\$2,184	\$7,635

Material/Labor Cost		\$7,635
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$6,972
General Contractor Mark Up at 20.0%	+	\$1,394
Inflation	+	\$0
Construction Cost		\$8,367
Professional Fees at 16.0%	+	\$1,339
Total Project Cost		\$9,705

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0015AC03	Title:	UPGRADE STAIR HANDRAILS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0015		
Building Name:	COLLEGE OF EDUCATION		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Item Only: Floor(s) 1,10,2,3,4,5,6,7,8,9,B1		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. None of the stairs have wall handrails, the center handrails are not continuous, and the east exit stair from the entry floor has non-graspable handrails. Also, the south exit stair leads down into the basement and lacks a gate at the level of exit discharge. The installation of metal handrails and handrail extensions is recommended for both of the main exit stairs and the east exit stair. A gate also needs to be installed at the level of exit discharge on the south main exit stair.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0015AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Metal handrails and handrail extensions, equipment rental, supplies, and tools allowance	LOT	1	\$15,000	\$15,000	\$12,800	\$12,800	\$27,800
Painted metal exit gate allowance, with all operating hardware	LOT	1	\$2,500	\$2,500	\$1,920	\$1,920	\$4,420
Project Totals:				\$17,500		\$14,720	\$32,220

Material/Labor Cost		\$32,220
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$28,235
General Contractor Mark Up at 20.0%	+	\$5,647
Inflation	+	\$0
Construction Cost		\$33,882
Professional Fees at 16.0%	+	\$5,421
Total Project Cost		\$39,303

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0015AC04	Title:	CREATE WHEELCHAIR HEIGHT POSITION AT SERVICE DESKS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0015		
Building Name:	COLLEGE OF EDUCATION		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	904.4	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Undefined: Floor(s) 7,8		

Project Description

Accessibility legislation requires that service counters provide space that is accessible to and usable by wheelchair users. Several service counters in this building do not have a wheelchair accessible position. There are at least two such counters on the eighth floor and two on the seventh floor. All of these counters should be modified to permit access to and use by those in wheelchairs.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0015AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant service counter modification allowance	LF	15	\$175	\$2,628	\$93.43	\$1,401	\$4,029
Project Totals:				\$2,628		\$1,401	\$4,029

Material/Labor Cost		\$4,029
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,626
General Contractor Mark Up at 20.0%	+	\$725
Inflation	+	\$0
Construction Cost		\$4,351
Professional Fees at 16.0%	+	\$696
Total Project Cost		\$5,047

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0015AC05	Title:	INSTALL ASSISTIVE LISTENING SYSTEM IN CLASSROOM 150
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0015		
Building Name:	COLLEGE OF EDUCATION		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	219.3, 706.1	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Room Only: Floor(s) 1		

Project Description

Entry floor classroom 150 does not appear to have an assistive listening system (ALS). It is recommended that an ALS be installed in this classroom.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0015AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Infrared transmitter and headphone receiver sets	SYS	1	\$1,705	\$1,705	\$1,495	\$1,495	\$3,200
Project Totals:				\$1,705		\$1,495	\$3,200

Material/Labor Cost		\$3,200
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,797
General Contractor Mark Up at 20.0%	+	\$559
Inflation	+	\$0
Construction Cost		\$3,356
Professional Fees at 16.0%	+	\$537
Total Project Cost		\$3,894

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0015AC06	Title:	CONSTRUCT WHEELCHAIR ACCESSIBLE UNISEX RESTROOMS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0015		
Building Name:	COLLEGE OF EDUCATION		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	608.1	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Undefined: Floor(s) 3,4,6,7,8		

Project Description

There are no restrooms on the basement level. The men's restrooms and women's restrooms on four of the remaining nine floors are either wheelchair accessible, or wheelchair accessible unisex restrooms have been constructed nearby. The other five floors have ambulatory water closet stalls in the restrooms, but they are not wheelchair accessible. It is recommended that a wheelchair accessible unisex restroom be constructed on each of these five floors.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0015AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair accessible unisex restroom construction allowance	EA	5	\$7,550	\$37,750	\$9,600	\$48,000	\$85,750
Project Totals:				\$37,750		\$48,000	\$85,750

Material/Labor Cost		\$85,750
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$73,238
General Contractor Mark Up at 20.0%	+	\$14,648
Inflation	+	\$0
Construction Cost		\$87,886
Professional Fees at 16.0%	+	\$14,062
Total Project Cost		\$101,948

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0015AC07	Title:	REPLACE SINGLE LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0015		
Building Name:	COLLEGE OF EDUCATION		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Item Only: Floor(s) 1,10,2,4,6,7,8,9		

Project Description

There is a dual level drinking fountain on the fifth floor, but most floors have single level units. The third floor was undergoing renovation at the time of the site visit, and the existing fountain had been removed. It is recommended that if a drinking fountain is re-installed on this floor that it be dual level. The single level units on the other eight floors should be replaced with dual level, refrigerated drinking fountains. The creation of an alcove will probably be necessary at most of these new installations.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0015AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	8	\$1,364	\$10,913	\$419	\$3,354	\$14,267
Alcove construction, including finishes allowance	EA	5	\$983	\$4,917	\$4,197	\$20,987	\$25,903
Project Totals:				\$15,829		\$24,341	\$40,170

Material/Labor Cost		\$40,170
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$33,908
General Contractor Mark Up at 20.0%	+	\$6,782
Inflation	+	\$0
Construction Cost		\$40,690
Professional Fees at 16.0%	+	\$6,510
Total Project Cost		\$47,200

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0015AC08	Title:	ADA SIGNAGE INSTALLATION
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0015		
Building Name:	COLLEGE OF EDUCATION		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Floor-wide: Floor(s) 1,10,2,3,4,5,6,7,8,9,B1		

Project Description

Legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Not all of the signage to the permanent spaces in this building is ADA compliant. To comply with the intent of this legislation, it is recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0015AC08

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	77	\$59.56	\$4,586	\$17.52	\$1,349	\$5,935
Project Totals:				\$4,586		\$1,349	\$5,935

Material/Labor Cost		\$5,935
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$5,495</u>
General Contractor Mark Up at 20.0%	+	\$1,099
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$6,594</u>
Professional Fees at 16.0%	+	<u>\$1,055</u>
Total Project Cost		<u><u>\$7,650</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0017AC01	Title:	ADD HANDICAP PARKING SPACES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1C	System:	ACCESSIBILITY
		Component:	SITE
		Element:	PARKING
Building Code:	0017		
Building Name:	PARKING DECK S		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	502	
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Building-wide: Floor(s) 1		

Project Description

This parking deck does contain any designated handicap spaces. It is recommended that spaces be added to meet the minimum guidelines for ADA accessible parking.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0017AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Handicapped parking space, including striping and signage	EA	20	\$299	\$5,979	\$93.43	\$1,869	\$7,848
Project Totals:				\$5,979		\$1,869	\$7,848

Material/Labor Cost		\$7,848
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$7,248
General Contractor Mark Up at 20.0%	+	\$1,450
Inflation	+	\$0
Construction Cost		\$8,698
Professional Fees at 16.0%	+	\$1,392
Total Project Cost		\$10,089

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0017AC02	Title:	STAIR HANDRAIL AND SIGNAGE UPGRADE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0017		
Building Name:	PARKING DECK S		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4, 505	
	IBC	1003.3	
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Building-wide: Floor(s) 1		

Project Description

The stairwells are designated as emergency shelter areas, but stairwell doors do not have signage designating location or floor level. The installation ADA compliant signage that meets specific size, graphical, Braille, height, and location requirements is recommended at each stairwell door. Also, ADA legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0017AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant stairwell door signage	EA	11	\$59.56	\$655	\$17.52	\$193	\$848
Wall-mounted handrail system per floor	FLR	10	\$642	\$6,423	\$584	\$5,839	\$12,263
Switchback handrail/guardrail system per floor	FLR	10	\$1,455	\$14,552	\$934	\$9,343	\$23,895
Project Totals:				\$21,630		\$15,375	\$37,005

Material/Labor Cost		\$37,005
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$32,759
General Contractor Mark Up at 20.0%	+	\$6,552
Inflation	+	\$0
Construction Cost		\$39,311
Professional Fees at 16.0%	+	\$6,290
Total Project Cost		\$45,600

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0017AC03	Title:	ELEVATOR INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0017		
Building Name:	PARKING DECK S		
Subclass/Savings:	Not Applicable		
Code Application:	ASME A17.1 ADAAG 407		
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

Current accessibility legislation requires wheelchair access to all floors in a building over two stories in height. There is no wheelchair access to the upper floors of this parking deck. The installation of an exterior traction elevator is proposed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0017AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Elevator installation, traction	SYS	1	\$179,851	\$179,851	\$89,342	\$89,342	\$269,193
Each additional stop	FLR	3	\$10,406	\$31,217	\$31,065	\$93,196	\$124,413
Project Totals:				\$211,068		\$182,537	\$393,605

Material/Labor Cost		\$393,605
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$344,337
General Contractor Mark Up at 20.0%	+	\$68,867
Inflation	+	\$0
Construction Cost		\$413,205
Professional Fees at 16.0%	+	\$66,113
Total Project Cost		\$479,317

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0017AC04	Title:	ADD AUDIBLE/VISUAL SIGNAL DEVICES FOR EVACUATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0017		
Building Name:	PARKING DECK S		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	702.1	
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Building-wide: Floor(s) 1		

Project Description

There are no evacuation emergency signal devices. Signal devices with both audible (horns) and visual (strobes) warnings should be installed to notify the visually or hearing impaired in the event of an emergency.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0017AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of audible and visual horn strobe signal devices	EA	26	\$1,500	\$39,000	\$1,920	\$49,920	\$88,920
Project Totals:				\$39,000		\$49,920	\$88,920

Material/Labor Cost		\$88,920
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$75,914
General Contractor Mark Up at 20.0%	+	\$15,183
Inflation	+	\$0
Construction Cost		\$91,097
Professional Fees at 16.0%	+	\$14,576
Total Project Cost		\$105,673

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0018AC01	Title:	ADD HANDICAP PARKING SPACES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1C	System:	ACCESSIBILITY
		Component:	SITE
		Element:	PARKING
Building Code:	0018		
Building Name:	PARKING DECK N		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	502	
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

This parking deck does contain any designated handicap spaces. It is recommended that spaces be added to meet the minimum guidelines for ADA accessible parking.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0018AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Handicapped parking space, including striping and signage	EA	20	\$299	\$5,979	\$93.43	\$1,869	\$7,848
Project Totals:				\$5,979		\$1,869	\$7,848

Material/Labor Cost		\$7,848
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$7,248
General Contractor Mark Up at 20.0%	+	\$1,450
Inflation	+	\$0
Construction Cost		\$8,698
Professional Fees at 16.0%	+	\$1,392
Total Project Cost		\$10,089

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0018AC02	Title:	STAIR HANDRAIL AND SIGNAGE UPGRADE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0018		
Building Name:	PARKING DECK N		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4, 505	
	IBC	1003.3	
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Building-wide: Floor(s) 1		

Project Description

The stairwells are designated as emergency shelter areas, but stairwell doors do not have signage designating location or floor level. The installation ADA compliant signage that meets specific size, graphical, Braille, height, and location requirements is recommended at each stairwell door. Also, ADA legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0018AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant stairwell door signage	EA	12	\$59.56	\$715	\$17.52	\$210	\$925
Wall-mounted handrail system per floor	FLR	12	\$642	\$7,708	\$584	\$7,007	\$14,715
Switchback handrail/guardrail system per floor	FLR	12	\$1,455	\$17,462	\$934	\$11,211	\$28,673
Project Totals:				\$25,885		\$18,429	\$44,313

Material/Labor Cost		\$44,313
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$39,225
General Contractor Mark Up at 20.0%	+	\$7,845
Inflation	+	\$0
Construction Cost		\$47,070
Professional Fees at 16.0%	+	\$7,531
Total Project Cost		\$54,601

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0018AC03	Title:	ELEVATOR INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0018		
Building Name:	PARKING DECK N		
Subclass/Savings:	Not Applicable		
Code Application:	ASME A17.1 ADAAG 407		
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

Current accessibility legislation requires wheelchair access to all floors in a building over two stories in height. There is no wheelchair access to the upper floors of this parking deck. The installation of an exterior traction elevator is proposed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0018AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Elevator installation, traction	SYS	1	\$179,851	\$179,851	\$89,342	\$89,342	\$269,193
Each additional stop	FLR	4	\$10,406	\$41,623	\$31,065	\$124,261	\$165,883
Project Totals:				\$221,474		\$213,602	\$435,076

Material/Labor Cost		\$435,076
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$378,061
General Contractor Mark Up at 20.0%	+	\$75,612
Inflation	+	\$0
Construction Cost		\$453,673
Professional Fees at 16.0%	+	\$72,588
Total Project Cost		\$526,261

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0018AC04	Title:	ADD AUDIBLE/VISUAL SIGNAL DEVICES FOR EVACUATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0018		
Building Name:	PARKING DECK N		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	702.1	
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Building-wide: Floor(s) 1		

Project Description

There are no evacuation emergency signal devices. Signal devices with both audible (horns) and visual (strobes) warnings should be installed to notify the visually or hearing impaired in the event of an emergency.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0018AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of audible and visual horn strobe signal devices	EA	32	\$1,500	\$48,000	\$1,920	\$61,440	\$109,440
Project Totals:				\$48,000		\$61,440	\$109,440

Material/Labor Cost		\$109,440
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$93,433</u>
General Contractor Mark Up at 20.0%	+	\$18,687
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$112,120</u>
Professional Fees at 16.0%	+	<u>\$17,939</u>
Total Project Cost		<u><u>\$130,059</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0019AC01	Title:	ADD HANDICAP PARKING SPACES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1C	System:	ACCESSIBILITY
		Component:	SITE
		Element:	PARKING
Building Code:	0019		
Building Name:	PARKING DECK K		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	502	
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Building-wide: Floor(s) 1		

Project Description

This parking deck does contain any designated handicap spaces. It is recommended that spaces be added to meet the minimum guidelines for ADA accessible parking.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0019AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Handicapped parking space, including striping and signage	EA	24	\$299	\$7,175	\$93.43	\$2,242	\$9,418
Project Totals:				\$7,175		\$2,242	\$9,418

Material/Labor Cost		\$9,418
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$8,698</u>
General Contractor Mark Up at 20.0%	+	\$1,740
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$10,437</u>
Professional Fees at 16.0%	+	<u>\$1,670</u>
Total Project Cost		<u><u>\$12,107</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0019AC02	Title:	STAIR HANDRAIL AND SIGNAGE UPGRADE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0019		
Building Name:	PARKING DECK K		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4, 505	
	IBC	1003.3	
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Building-wide: Floor(s) 1		

Project Description

The stairwells are designated as emergency shelter areas, but stairwell doors do not have signage designating location or floor level. The installation ADA compliant signage that meets specific size, graphical, Braille, height, and location requirements is recommended at each stairwell door. Also, ADA legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0019AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant stairwell door signage	EA	12	\$59.56	\$715	\$17.52	\$210	\$925
Wall-mounted handrail system per floor	FLR	12	\$642	\$7,708	\$584	\$7,007	\$14,715
Switchback handrail/guardrail system per floor	FLR	12	\$1,455	\$17,462	\$934	\$11,211	\$28,673
Project Totals:				\$25,885		\$18,429	\$44,313

Material/Labor Cost		\$44,313
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$39,225
General Contractor Mark Up at 20.0%	+	\$7,845
Inflation	+	\$0
Construction Cost		\$47,070
Professional Fees at 16.0%	+	\$7,531
Total Project Cost		\$54,601

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0019AC03	Title:	ELEVATOR INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0019		
Building Name:	PARKING DECK K		
Subclass/Savings:	Not Applicable		
Code Application:	ASME A17.1 ADAAG 407		
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

Current accessibility legislation requires wheelchair access to all floors in a building over two stories in height. There is no wheelchair access to the upper floors of this parking deck. The installation of an exterior traction elevator is proposed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0019AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Elevator installation, traction	SYS	1	\$179,851	\$179,851	\$89,342	\$89,342	\$269,193
Each additional stop	FLR	4	\$10,406	\$41,623	\$31,065	\$124,261	\$165,883
Project Totals:				\$221,474		\$213,602	\$435,076

Material/Labor Cost		\$435,076
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$378,061
General Contractor Mark Up at 20.0%	+	\$75,612
Inflation	+	\$0
Construction Cost		\$453,673
Professional Fees at 16.0%	+	\$72,588
Total Project Cost		\$526,261

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0019AC04	Title:	ADD AUDIBLE/VISUAL SIGNAL DEVICES FOR EVACUATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0019		
Building Name:	PARKING DECK K		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	702.1	
Project Class:	Plant Adaption		
Project Date:	08/04/2014		
Project Location:	Building-wide: Floor(s) 1		

Project Description

There are no evacuation emergency signal devices. Signal devices with both audible (horns) and visual (strobes) warnings should be installed to notify the visually or hearing impaired in the event of an emergency.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0019AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of audible and visual horn strobe signal devices	EA	32	\$1,500	\$48,000	\$1,920	\$61,440	\$109,440
Project Totals:				\$48,000		\$61,440	\$109,440

Material/Labor Cost		\$109,440
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$93,433</u>
General Contractor Mark Up at 20.0%	+	\$18,687
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$112,120</u>
Professional Fees at 16.0%	+	<u>\$17,939</u>
Total Project Cost		<u><u>\$130,059</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0020AC01	Title:	INSTALL ADA COMPLIANT SIGNAGE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0020		
Building Name:	LIBRARY SOUTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	07/03/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,5,6,7,8		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. While most of the signage in this building is ADA compliant, some non-compliant signage remains. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0020AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	28	\$59.56	\$1,668	\$17.52	\$491	\$2,158
Project Totals:				\$1,668		\$491	\$2,158

Material/Labor Cost		\$2,158
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$1,998</u>
General Contractor Mark Up at 20.0%	+	\$400
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$2,398</u>
Professional Fees at 16.0%	+	<u>\$384</u>
Total Project Cost		<u><u>\$2,782</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0020AC02	Title:	UPGRADE STAIR RAILING
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0020		
Building Name:	LIBRARY SOUTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	07/03/2014		
Project Location:	West and southeast stair towers		
	Area Wide: Floor(s) 1,2,3,4,5,6,7,8,9		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the west and southeast stairs are grandfathered under the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design. Future renovation efforts should include comprehensive stair railing and finish upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0020AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	19	\$642	\$12,198	\$584	\$11,096	\$23,294
Switchback handrail/guardrail system per floor	FLR	19	\$1,455	\$27,645	\$934	\$17,746	\$45,391
Project Totals:				\$39,843		\$28,842	\$68,685

Material/Labor Cost		\$68,685
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$60,738
General Contractor Mark Up at 20.0%	+	\$12,148
Inflation	+	\$0
Construction Cost		\$72,886
Professional Fees at 16.0%	+	\$11,662
Total Project Cost		\$84,547

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0020AC03	Title:	INSTALL DUAL LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0020		
Building Name:	LIBRARY SOUTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	07/03/2014		
Project Location:	Item Only: Floor(s) 1,2,3,4,5,6,7,8		

Project Description

The single level configuration of the drinking fountains is a barrier to accessibility. The installation of dual level, refrigerated drinking fountains is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0020AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	8	\$1,364	\$10,913	\$419	\$3,354	\$14,267
Project Totals:				\$10,913		\$3,354	\$14,267

Material/Labor Cost		\$14,267
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$13,185
General Contractor Mark Up at 20.0%	+	\$2,637
Inflation	+	\$0
Construction Cost		\$15,823
Professional Fees at 16.0%	+	\$2,532
Total Project Cost		\$18,354

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0020AC04	Title:	INSTALL WHEELCHAIR STAIR CLIMBER IN AUDITORIUM CLASSROOM
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0020		
Building Name:	LIBRARY SOUTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410	
Project Class:	Plant Adaption		
Project Date:	07/03/2014		
Project Location:	Room 102		
	Room Only: Floor(s) 1		

Project Description

There is no wheelchair access to the tiers in classroom 102. The installation of a wheelchair stair climber is recommended to improve the overall level of accessibility.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0020AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair stair climber	EA	1	\$7,312	\$7,312	\$1,495	\$1,495	\$8,807
Project Totals:				\$7,312		\$1,495	\$8,807

Material/Labor Cost		\$8,807
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$8,264
General Contractor Mark Up at 20.0%	+	\$1,653
Inflation	+	\$0
Construction Cost		\$9,917
Professional Fees at 16.0%	+	\$1,587
Total Project Cost		\$11,503

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0020AC05 **Title:** INTERIOR RAMP RAIL INSTALLATION

Priority Sequence:

Priority Class: 2

Category Code: AC3B **System:** ACCESSIBILITY
Component: INTERIOR PATH OF TRAVEL
Element: STAIRS AND RAILINGS

Building Code: 0020
Building Name: LIBRARY SOUTH

Subclass/Savings: Not Applicable

Code Application: ADAAG 405, 505, 410, 309.4, 407

Project Class: Plant Adaption

Project Date: 07/03/2014

Project Location: Ramp corridor 100
Item Only: Floor(s) 1

Project Description

A freestanding handrail should be installed on the ramp in corridor 100.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0020AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system	LF	12	\$102	\$1,226	\$168	\$2,018	\$3,244
Project Totals:				\$1,226		\$2,018	\$3,244

Material/Labor Cost		\$3,244
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,727
General Contractor Mark Up at 20.0%	+	\$545
Inflation	+	\$0
Construction Cost		\$3,273
Professional Fees at 16.0%	+	\$524
Total Project Cost		\$3,796

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0020AC06	Title:	RESTROOM ADA UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0020		
Building Name:	LIBRARY SOUTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604, 605, 606	
Project Class:	Plant Adaption		
Project Date:	07/03/2014		
Project Location:	Room Only: Floor(s) 1,2,3,4,5,6,7,8,B		

Project Description

The overall level of restroom accessibility falls short of full compliance with modern accessibility legislation for the majority of restrooms. The overall size of the restrooms is adequate, but fixture and partition spacing does not provide compliant clearances and clear floor spaces. A reduction in the number of water closets, new partitions, selective plumbing fixture upgrades, and ADA compliant accessories are recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0020AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Door operator	EA	6	\$2,718	\$16,308	\$1,280	\$7,680	\$23,988
Mirror	EA	6	\$280	\$1,680	\$215	\$1,290	\$2,970
ADA compliant plumbing fixture	FIXT	18	\$778	\$14,004	\$665	\$11,970	\$25,974
Toilet partition modification	EA	36	\$1,550	\$55,800	\$960	\$34,560	\$90,360
Signage	EA	18	\$51.00	\$918	\$15.00	\$270	\$1,188
Grab bars (per stall)	SYS	18	\$240	\$4,320	\$136	\$2,448	\$6,768
Project Totals:				\$93,030		\$58,218	\$151,248

Material/Labor Cost		\$151,248
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$134,892
General Contractor Mark Up at 20.0%	+	\$26,978
Inflation	+	\$0
Construction Cost		\$161,870
Professional Fees at 16.0%	+	\$25,899
Total Project Cost		\$187,769

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0020AC07	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARM DEVICES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0020		
Building Name:	LIBRARY SOUTH		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	702	
	NFPA	72	
Project Class:	Plant Adaption		
Project Date:	07/03/2014		
Project Location:	Floor-wide: Floor(s) 1,3,4,5,7,8,B		

Project Description

Additional audible and visual fire alarm devices are needed throughout the building to provide visibility in all areas, including the restrooms.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0020AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm horn strobe	EA	15	\$1,500	\$22,500	\$1,920	\$28,800	\$51,300
Project Totals:				\$22,500		\$28,800	\$51,300

Material/Labor Cost		\$51,300
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$43,797
General Contractor Mark Up at 20.0%	+	\$8,759
Inflation	+	\$0
Construction Cost		\$52,556
Professional Fees at 16.0%	+	\$8,409
Total Project Cost		\$60,965

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0021AC01	Title:	BUILDING ENTRY ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC2A	System:	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	0021		
Building Name:	DAHLBERG HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 405, 505	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Area Wide: Floor(s) 1,G		

Project Description

The east side outdoor seating area and the daycare playground raised platform are not wheelchair accessible. Wheelchair ramps should be installed at the lower seating area near a designated accessible parking space and at the daycare playground raised platform near the entrance. The steps to the lower seating area lack handrails. The steps at the east side (from street level) and at the west side of the building are not equipped with the compliant handrails (distance between walls and/or rails exceeds maximum allowable). It is recommended that compliant metal handrails be installed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0021AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair ramp construction, including handrails	VFT	25	\$2,242	\$56,058	\$1,985	\$49,634	\$105,692
Freestanding handrail system, painted	LF	300	\$102	\$30,657	\$168	\$50,451	\$81,108
Project Totals:				\$86,715		\$100,085	\$186,800

Material/Labor Cost		\$186,800
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$160,511
General Contractor Mark Up at 20.0%	+	\$32,102
Inflation	+	\$0
Construction Cost		\$192,614
Professional Fees at 16.0%	+	\$30,818
Total Project Cost		\$223,432

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0021AC02	Title:	STAIR CLIMBER INSTALLATION AND ELEVATOR CONTROLS UPGRADE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0021		
Building Name:	DAHLBERG HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410, 407	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,G		

Project Description

There is no apparent way to navigate the floor level change at the ground level to the vending area without exiting and reentering the building. There is also no way to access the viewing platforms in the daycare area. It is recommended that a wheelchair lift or stair climber be installed at each location. The elevator control systems are generally equipped with the required ADA accessible features, but the controls lack Braille. It is recommended that control buttons with Braille be installed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0021AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	4	\$7,312	\$29,248	\$1,495	\$5,979	\$35,227
Elevator control buttons with Braille signage	EA	2	\$1,200	\$2,400	\$400	\$800	\$3,200
Project Totals:				\$31,648		\$6,779	\$38,427

Material/Labor Cost		\$38,427
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$36,002
General Contractor Mark Up at 20.0%	+	\$7,200
Inflation	+	\$0
Construction Cost		\$43,203
Professional Fees at 16.0%	+	\$6,912
Total Project Cost		\$50,115

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0021AC03	Title:	WATER FOUNTAIN ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0021		
Building Name:	DAHLBERG HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,G		

Project Description

The single level drinking fountains are a barrier to accessibility. They should be replaced with dual level, refrigerated units.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0021AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	7	\$1,364	\$9,548	\$419	\$2,935	\$12,483
Alcove construction for drinking fountain	EA	7	\$983	\$6,883	\$4,197	\$29,381	\$36,265
Project Totals:				\$16,432		\$32,316	\$48,748

Material/Labor Cost		\$48,748
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$40,549
General Contractor Mark Up at 20.0%	+	\$8,110
Inflation	+	\$0
Construction Cost		\$48,659
Professional Fees at 16.0%	+	\$7,785
Total Project Cost		\$56,444

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0021AC04	Title:	AUDITORIUM ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0021		
Building Name:	DAHLBERG HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	219.3, 706.1, 806, 505	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Room Only: Floor(s) 1		

Project Description

There are multiple auditoriums in this building, each with barriers to accessibility. There are no (or not enough) wheelchair seating spaces. It is recommended that at least minimum seating be modified to accommodate wheelchair and companion seating. Auditoriums also lack assistive listening systems. Transmitter and headphone receiver sets should be installed to accommodate those who require audible assistance. In auditoriums with permanent stages, the stage is not wheelchair accessible. It is recommended that a wheelchair lift be installed. It is also noted that the handrail systems for the stage steps are not ADA compliant. It is recommended that new complaint handrail systems be installed. Also install handrails at auditorium ramps as required.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0021AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Table and seating modifications	LOT	5	\$993	\$4,963	\$622	\$3,112	\$8,076
Infrared transmitter and headphone receiver sets	SYS	3	\$1,705	\$5,115	\$1,495	\$4,485	\$9,600
Stage wheelchair lift	SYS	2	\$8,175	\$16,350	\$4,671	\$9,343	\$25,693
Wall-mounted handrail system, painted	LF	225	\$56.65	\$12,746	\$39.70	\$8,933	\$21,679
Project Totals:				\$39,175		\$25,872	\$65,047

Material/Labor Cost		\$65,047
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$57,833
General Contractor Mark Up at 20.0%	+	\$11,567
Inflation	+	\$0
Construction Cost		\$69,399
Professional Fees at 16.0%	+	\$11,104
Total Project Cost		\$80,503

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0021AC05	Title:	INTERIOR DOOR ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0021		
Building Name:	DAHLBERG HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4, 703.1	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,G		

Project Description

Interior door hardware is a combination of knobs and newer levers. The knob actuated hardware is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, the signage to the permanent spaces throughout the building is not consistently compliant with current ADA standards While some doors are equipped with ADA compliant identification signage, others are not. It is recommended that signage be upgraded or installed where needed. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage. In addition, doors should have a maximum five pound pull. In room 217, the glass doors require significantly more than the allowable pull force. The installation of a power door operator is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0021AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	125	\$59.56	\$7,445	\$17.52	\$2,190	\$9,635
Lever actuated door hardware	EA	77	\$341	\$26,234	\$136	\$10,509	\$36,743
Install power door operator	EA	1	\$4,015	\$4,015	\$1,081	\$1,081	\$5,096
Project Totals:				\$37,694		\$13,780	\$51,474

Material/Labor Cost		\$51,474
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$47,211
General Contractor Mark Up at 20.0%	+	\$9,442
Inflation	+	\$0
Construction Cost		\$56,653
Professional Fees at 16.0%	+	\$9,064
Total Project Cost		\$65,717

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0021AC06 **Title:** RESTROOM ACCESSIBILITY UPGRADES

Priority Sequence:

Priority Class: 2

Category Code: AC3E

System: ACCESSIBILITY
Component: INTERIOR PATH OF TRAVEL
Element: RESTROOMS/BATHROOMS

Building Code: 0021

Building Name: DAHLBERG HALL

Subclass/Savings: Not Applicable

Code Application: ADAAG 604

Project Class: Plant Adaption

Project Date: 07/02/2014

Project Location: Room Only: Floor(s) 1,2,3,G

Project Description

The configurations of the water closet stalls are not compliant with current ADA standards. It is recommended that modifications and upgrades be completed to provide handicap accessible restroom facilities on each floor level.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0021AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Grab bars (per stall)	SYS	4	\$159	\$635	\$374	\$1,495	\$2,130
ADA compliant toilet	EA	4	\$1,083	\$4,332	\$286	\$1,145	\$5,477
High density polymer toilet partition modification	EA	4	\$1,810	\$7,241	\$1,121	\$4,485	\$11,725
Project Totals:				\$12,208		\$7,124	\$19,332

Material/Labor Cost		\$19,332
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$17,310
General Contractor Mark Up at 20.0%	+	\$3,462
Inflation	+	\$0
Construction Cost		\$20,772
Professional Fees at 16.0%	+	\$3,324
Total Project Cost		\$24,096

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0021AC07	Title:	DRESSING ROOM ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0021		
Building Name:	DAHLBERG HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604, 605, 606, 608	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Room Only: Floor(s) 1		

Project Description

The dressing rooms on the first floor are equipped with restroom and shower facilities. The configuration of these facilities is not wheelchair accessible. It is recommended that modifications and upgrades be completed to provide accessible restroom and shower facilities.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0021AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Grab bars (per stall)	SYS	2	\$159	\$318	\$374	\$747	\$1,065
Mirror	EA	2	\$327	\$654	\$251	\$502	\$1,156
ADA compliant signage	EA	2	\$59.56	\$119	\$17.52	\$35	\$154
ADA compliant lavatory	EA	2	\$689	\$1,379	\$257	\$513	\$1,892
ADA compliant toilet	EA	2	\$1,083	\$2,166	\$286	\$572	\$2,738
High density polymer toilet partition modification	EA	2	\$1,810	\$3,620	\$1,121	\$2,242	\$5,863
Roll-in shower	EA	2	\$3,679	\$7,358	\$4,788	\$9,576	\$16,934
Project Totals:				\$15,614		\$14,189	\$29,803

Material/Labor Cost		\$29,803
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$25,993
General Contractor Mark Up at 20.0%	+	\$5,199
Inflation	+	\$0
Construction Cost		\$31,191
Professional Fees at 16.0%	+	\$4,991
Total Project Cost		\$36,182

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0021AC08	Title:	STAIR AND RAILING UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0021		
Building Name:	DAHLBERG HALL		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	1003.3	
	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Room Only: Floor(s) 1,2,3,G		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades. In addition, at the ground floor level, the lobby spiral stair extends below the allowable headroom clearance height. It is recommended that a rail system be installed beneath the stair.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0021AC08

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	2	\$642	\$1,285	\$584	\$1,168	\$2,453
Switchback handrail/guardrail system per floor	FLR	6	\$1,455	\$8,731	\$934	\$5,606	\$14,337
Project Totals:				\$10,016		\$6,774	\$16,789

Material/Labor Cost		\$16,789
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$14,906
General Contractor Mark Up at 20.0%	+	\$2,981
Inflation	+	\$0
Construction Cost		\$17,888
Professional Fees at 16.0%	+	\$2,862
Total Project Cost		\$20,750

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0022AC01	Title:	INSTALL ADA COMPLIANT SIGNAGE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0022		
Building Name:	ONE PARK PLACE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	06/11/2014		
Project Location:	Floor-wide: Floor(s) 1,10,2,3,4,5,6,8,9,B		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Some spaces in this building still lack ADA compliant signage. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0022AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	175	\$59.56	\$10,423	\$17.52	\$3,066	\$13,489
Project Totals:				\$10,423		\$3,066	\$13,489

Material/Labor Cost		\$13,489
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$12,490
General Contractor Mark Up at 20.0%	+	\$2,498
Inflation	+	\$0
Construction Cost		\$14,987
Professional Fees at 16.0%	+	\$2,398
Total Project Cost		\$17,385

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0022AC02	Title:	RESTROOM UPGRADE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0022		
Building Name:	ONE PARK PLACE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604, 605, 606	
Project Class:	Plant Adaption		
Project Date:	06/11/2014		
Project Location:	Floor-wide: Floor(s) 1,10,2,3,4,5,6,8,9		

Project Description

A few restrooms have been upgraded for ADA compliance, but only on certain floors. Restrooms on the remaining floors should be upgraded. The overall level of restroom accessibility falls short of full compliance with modern accessibility requirements in the majority of the restrooms. The overall size of the restrooms is adequate, but fixture and partition spacing does not provide compliant clearances and clear floor spaces. A reduction in the number of water closets, new partitions, selective plumbing fixture upgrades, and ADA compliant accessories are recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0022AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Mirror	EA	40	\$280	\$11,200	\$215	\$8,600	\$19,800
ADA compliant plumbing fixture	FIXT	80	\$778	\$62,240	\$665	\$53,200	\$115,440
Toilet partition modification	EA	40	\$1,550	\$62,000	\$960	\$38,400	\$100,400
Signage	EA	18	\$51.00	\$918	\$15.00	\$270	\$1,188
Grab bars (per stall)	SYS	20	\$240	\$4,800	\$136	\$2,720	\$7,520
Project Totals:				\$141,158		\$103,190	\$244,348

Material/Labor Cost		\$244,348
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$215,950
General Contractor Mark Up at 20.0%	+	\$43,190
Inflation	+	\$0
Construction Cost		\$259,140
Professional Fees at 16.0%	+	\$41,462
Total Project Cost		\$300,603

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0022AC03	Title:	UPGRADE STAIR RAILING
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0022		
Building Name:	ONE PARK PLACE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	09/01/2014		
Project Location:	Floor-wide: Floor(s) 1,10,11,2,3,4,5,6,7,8,9		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are grandfathered under the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design. Future renovation efforts should include comprehensive stair railing and finish upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0022AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall mounted handrail system per floor	FLR	23	\$642	\$14,766	\$584	\$13,432	\$28,198
Switchback handrail/guardrail system per floor	FLR	21	\$1,455	\$30,555	\$934	\$19,614	\$50,169
Project Totals:				\$45,321		\$33,046	\$78,367

Material/Labor Cost		\$78,367
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$69,270
General Contractor Mark Up at 20.0%	+	\$13,854
Inflation	+	\$0
Construction Cost		\$83,124
Professional Fees at 16.0%	+	\$13,300
Total Project Cost		\$96,424

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0022AC04	Title:	INSTALL DUAL LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0022		
Building Name:	ONE PARK PLACE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	06/11/2014		
Project Location:	Item Only: Floor(s) 10,2,6,8,9		

Project Description

The single level drinking fountains are barriers to accessibility. The installation of dual level, refrigerated drinking fountains is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0022AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	5	\$1,364	\$6,820	\$419	\$2,096	\$8,917
Alcove construction	EA	5	\$983	\$4,917	\$4,197	\$20,987	\$25,903
Project Totals:				\$11,737		\$23,083	\$34,820

Material/Labor Cost		\$34,820
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$28,964
General Contractor Mark Up at 20.0%	+	\$5,793
Inflation	+	\$0
Construction Cost		\$34,756
Professional Fees at 16.0%	+	\$5,561
Total Project Cost		\$40,317

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0022AC05	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARM DEVICES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0022		
Building Name:	ONE PARK PLACE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702 NFPA 72		
Project Class:	Plant Adaption		
Project Date:	06/11/2014		
Project Location:	Item Only: Floor(s) 10,3,4,5,8		

Project Description

There are horn strobes throughout this building, but there are areas in the exit access corridor system where a horn strobe is not visible. To comply with ADA requirements, a few more horn strobes should be installed at locations in the exit corridors where they are not presently visible. The installation allowance for this project is for surface applied wiring conduit from adjacent existing horn strobes. Concealed wiring installations would likely double the estimated project cost.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0022AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm horn strobe	EA	9	\$1,500	\$13,500	\$1,920	\$17,280	\$30,780
Project Totals:				\$13,500		\$17,280	\$30,780

Material/Labor Cost		\$30,780
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$26,278
General Contractor Mark Up at 20.0%	+	\$5,256
Inflation	+	\$0
Construction Cost		\$31,534
Professional Fees at 16.0%	+	\$5,045
Total Project Cost		\$36,579

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0022AC06 **Title:** INSTALL WHEELCHAIR STAIR CLIMBERS

Priority Sequence:

Priority Class: 2

Category Code: AC3A

System: ACCESSIBILITY

Component: INTERIOR PATH OF TRAVEL

Element: LIFTS/RAMPS/ELEVATORS

Building Code: 0022

Building Name: ONE PARK PLACE

Subclass/Savings: Not Applicable

Code Application: ADAAG 410

Project Class: Plant Adaption

Project Date: 06/11/2014

Project

Location: Room Only: Floor(s) 1

Project Description

The steps in auditorium 161 and in office area 215 are not wheelchair accessible. Also, the ramp leading to the fire pump room is too steep for wheelchair access. To improve the overall level of accessibility in these areas, the installation of wheelchair stair climbers is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0022AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair stair climber	EA	3	\$7,312	\$21,936	\$1,495	\$4,485	\$26,421
Project Totals:				\$21,936		\$4,485	\$26,421

Material/Labor Cost		\$26,421
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$24,791
General Contractor Mark Up at 20.0%	+	\$4,958
Inflation	+	\$0
Construction Cost		\$29,750
Professional Fees at 16.0%	+	\$4,760
Total Project Cost		\$34,510

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0022AC07	Title:	INSTALL HANDRAILS AT RAMP AND STAIRS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0022		
Building Name:	ONE PARK PLACE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	06/11/2014		
Project Location:	Item Only: Floor(s) 2,B		

Project Description

ADA compliant, wall-mounted handrails are needed at the steps near room 215 and at the ramp down to the fire pump room.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0022AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system	SYS	2	\$970	\$1,940	\$680	\$1,360	\$3,300
Project Totals:				\$1,940		\$1,360	\$3,300

Material/Labor Cost		\$3,300
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,924
General Contractor Mark Up at 20.0%	+	\$585
Inflation	+	\$0
Construction Cost		\$3,508
Professional Fees at 16.0%	+	\$561
Total Project Cost		\$4,070

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0022AC08 **Title:** EXTERIOR CURB RAMP INSTALLATION

Priority Sequence:

Priority Class: 1

Category Code: AC1B

System: ACCESSIBILITY

Component: SITE

Element: RAMPS AND WALKS

Building Code: 0022

Building Name: ONE PARK PLACE

Subclass/Savings: Not Applicable

Code Application: ADAAG 406

Project Class: Plant Adaption

Project Date: 06/11/2014

Project Location: Exterior curb ramp
Item Only: Floor(s) 1

Project Description

The parking area adjacent to the police office lacks a curb cut for wheelchair access. The installation of a curb cut is recommended. This ramp will be on the City sidewalk and may require permits, work scope, and dimensions that may be beyond the ADA minimums.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0022AC08

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Concrete curb ramp	EA	1	\$586	\$586	\$531	\$531	\$1,117
City permit and requirement allowance	LOT	1	\$1,000	\$1,000	\$1,920	\$1,920	\$2,920
Project Totals:				\$1,586		\$2,451	\$4,037

Material/Labor Cost		\$4,037
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,407
General Contractor Mark Up at 20.0%	+	\$681
Inflation	+	\$0
Construction Cost		\$4,088
Professional Fees at 16.0%	+	\$654
Total Project Cost		\$4,742

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0022AC09 **Title:** SERVICE COUNTER MODIFICATION

Priority Sequence:

Priority Class: 3

Category Code: AC4A

System: ACCESSIBILITY

Component: GENERAL

Element: FUNCTIONAL SPACE MOD.

Building Code: 0022

Building Name: ONE PARK PLACE

Subclass/Savings: Not Applicable

Code Application: ADAAG 804

Project Class: Plant Adaption

Project Date: 10/30/2014

Project

Location: Item Only: Floor(s) 3

Project Description

The service counters at room 305 and at the Human Resources area lack a lowered section for wheelchair access. It is recommended that these service counters be modified for ADA compliance.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0022AC09

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Service counter modification	LF	8	\$175	\$1,401	\$93.43	\$747	\$2,149
Project Totals:				\$1,401		\$747	\$2,149

Material/Labor Cost		\$2,149
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,934
General Contractor Mark Up at 20.0%	+	\$387
Inflation	+	\$0
Construction Cost		\$2,320
Professional Fees at 16.0%	+	\$371
Total Project Cost		\$2,692

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0023AC01	Title:	INSTALL ADA COMPLIANT SIGNAGE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0023		
Building Name:	LANGUAGE RESEARCH CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	10/20/2014		
Project Location:	Campus-wide: Floor(s) 1		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0023AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	45	\$59.56	\$2,680	\$17.52	\$788	\$3,469
Project Totals:				\$2,680		\$788	\$3,469

Material/Labor Cost		\$3,469
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,212
General Contractor Mark Up at 20.0%	+	\$642
Inflation	+	\$0
Construction Cost		\$3,854
Professional Fees at 16.0%	+	\$617
Total Project Cost		\$4,471

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0023AC02	Title:	RESTROOM ADA UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0023		
Building Name:	LANGUAGE RESEARCH CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	603, 604, 605, 606	
Project Class:	Plant Adaption		
Project Date:	10/20/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

There are some ADA compliant restrooms in this complex, but not in every building. The overall level of restroom accessibility is fair, but short of full compliance with modern accessibility legislation. Selective plumbing fixture upgrades and ADA compliant accessory installations are recommended. Also, the practice of storing items in the large ADA compliant restrooms should be discouraged, as this reduces the available space for wheelchair access.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0023AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Mirror	EA	3	\$280	\$840	\$215	\$645	\$1,485
ADA compliant plumbing fixture	FIXT	9	\$778	\$7,002	\$665	\$5,985	\$12,987
Signage	EA	3	\$51.00	\$153	\$15.00	\$45	\$198
Grab bars (per stall)	SYS	6	\$240	\$1,440	\$136	\$816	\$2,256
Roll-in shower	EA	2	\$3,679	\$7,358	\$4,788	\$9,576	\$16,934
Project Totals:				\$16,793		\$17,067	\$33,860

Material/Labor Cost		\$33,860
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$29,327
General Contractor Mark Up at 20.0%	+	\$5,865
Inflation	+	\$0
Construction Cost		\$35,192
Professional Fees at 16.0%	+	\$5,631
Total Project Cost		\$40,823

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0023AC03	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARM DEVICES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0023		
Building Name:	LANGUAGE RESEARCH CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702 NFPA 72		
Project Class:	Plant Adaption		
Project Date:	10/20/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

There are horn strobes throughout this complex, but there are areas in the exit access corridor system where a horn strobe is not visible. To comply with ADA requirements, a few more horn strobes should be installed at locations in the exit corridors where they are not presently visible. The installation allowance for this project is for surface applied wiring conduit from adjacent existing horn strobes. Concealed wiring installations would likely double the estimated project cost.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0023AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm horn strobe	EA	6	\$1,500	\$9,000	\$1,920	\$11,520	\$20,520
Project Totals:				\$9,000		\$11,520	\$20,520

Material/Labor Cost		\$20,520
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$17,519
General Contractor Mark Up at 20.0%	+	\$3,504
Inflation	+	\$0
Construction Cost		\$21,022
Professional Fees at 16.0%	+	\$3,364
Total Project Cost		\$24,386

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0023AC04 **Title:** ADD ADA PARKING SPACES

Priority Sequence:

Priority Class: 1

Category Code: AC1C **System:** ACCESSIBILITY
Component: SITE
Element: PARKING

Building Code: 0023
Building Name: LANGUAGE RESEARCH CENTER

Subclass/Savings: Not Applicable

Code Application: ADAAG 502

Project Class: Plant Adaption

Project Date: 10/20/2014

Project Location: Item Only: Floor(s) 1

Project Description

Three of the buildings in this complex lack ADA compliant parking. To comply with ADA requirements, it is recommended that ADA compliant parking be added at the three buildings.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0023AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Concrete paving	SF	1,500	\$2.85	\$4,275	\$3.33	\$4,995	\$9,270
Handicapped parking space, including striping and signage	EA	6	\$256	\$1,536	\$80.00	\$480	\$2,016
Project Totals:				\$5,811		\$5,475	\$11,286

Material/Labor Cost		\$11,286
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$9,821
General Contractor Mark Up at 20.0%	+	\$1,964
Inflation	+	\$0
Construction Cost		\$11,786
Professional Fees at 16.0%	+	\$1,886
Total Project Cost		\$13,671

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0023AC05 **Title:** BREAK AREA CABINETRY UPGRADE

Priority Sequence:

Priority Class: 3

Category Code: AC4A

System: ACCESSIBILITY

Component: GENERAL

Element: FUNCTIONAL SPACE MOD.

Building Code: 0023

Building Name: LANGUAGE RESEARCH CENTER

Subclass/Savings: Not Applicable

Code Application: ADAAG 804

Project Class: Plant Adaption

Project Date: 10/30/2014

Project

Location: Item Only: Floor(s) 1

Project Description

The break area sink lacks front wheelchair approach. With the presence of the stovetop, the alternative side wheelchair approach is not permitted. Modification of the sink cabinetry is recommended to provide under-counter wheelchair access to the sink.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0023AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Break area cabinetry modifications	LOT	1	\$500	\$500	\$1,280	\$1,280	\$1,780
Project Totals:				\$500		\$1,280	\$1,780

Material/Labor Cost		\$1,780
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,459
General Contractor Mark Up at 20.0%	+	\$292
Inflation	+	\$0
Construction Cost		\$1,751
Professional Fees at 16.0%	+	\$280
Total Project Cost		\$2,031

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0024AC01	Title:	ADA COMPLIANT SIGNAGE INSTALLATION
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0024		
Building Name:	NATURAL SCIENCE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	06/30/2014		
Project Location:	Floor-wide: Floor(s) 1,3,4,5		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Most of the signage in this building is ADA compliant, but a few non-compliant signs remain. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0024AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	10	\$59.56	\$596	\$17.52	\$175	\$771
Project Totals:				\$596		\$175	\$771

Material/Labor Cost		\$771
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$714
General Contractor Mark Up at 20.0%	+	\$143
Inflation	+	\$0
Construction Cost		\$856
Professional Fees at 16.0%	+	\$137
Total Project Cost		\$993

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0024AC02	Title:	RESTROOM UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0024		
Building Name:	NATURAL SCIENCE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604, 605, 606	
Project Class:	Plant Adaption		
Project Date:	06/30/2014		
Project Location:	Floor-wide: Floor(s) 2,3,4,5		

Project Description

The overall level of restroom accessibility is fair, but short of full compliance with modern accessibility legislation. The overall size of the restrooms is adequate, but fixture and partition spacing does not provide compliant clearances and clear floor spaces. A reduction in the number of water closets, new partitions, selective plumbing fixture upgrades, and ADA compliant accessories are recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0024AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Mirror	EA	6	\$280	\$1,680	\$215	\$1,290	\$2,970
ADA compliant plumbing fixture	FIXT	14	\$778	\$10,892	\$665	\$9,310	\$20,202
Toilet partition modification	EA	14	\$1,550	\$21,700	\$960	\$13,440	\$35,140
Signage	EA	7	\$51.00	\$357	\$15.00	\$105	\$462
Grab bars (per stall)	SYS	7	\$240	\$1,680	\$136	\$952	\$2,632
Project Totals:				\$36,309		\$25,097	\$61,406

Material/Labor Cost		\$61,406
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$54,450
General Contractor Mark Up at 20.0%	+	\$10,890
Inflation	+	\$0
Construction Cost		\$65,340
Professional Fees at 16.0%	+	\$10,454
Total Project Cost		\$75,794

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0024AC03	Title:	INSTALL DUAL LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0024		
Building Name:	NATURAL SCIENCE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	06/30/2014		
Project Location:	Item Only: Floor(s) 1,2,3,4,5		

Project Description

The single level drinking fountains are barriers to accessibility. The installation of dual level, refrigerated drinking fountains is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0024AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	12	\$1,364	\$16,369	\$419	\$5,031	\$21,400
Alcove construction	EA	12	\$983	\$11,800	\$4,197	\$50,368	\$62,168
Project Totals:				\$28,169		\$55,399	\$83,568

Material/Labor Cost		\$83,568
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$69,512
General Contractor Mark Up at 20.0%	+	\$13,902
Inflation	+	\$0
Construction Cost		\$83,415
Professional Fees at 16.0%	+	\$13,346
Total Project Cost		\$96,761

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0024AC04 **Title:** SERVICE COUNTER MODIFICATION

Priority Sequence:

Priority Class: 3

Category Code: AC4A

System: ACCESSIBILITY

Component: GENERAL

Element: FUNCTIONAL SPACE MOD.

Building Code: 0024

Building Name: NATURAL SCIENCE CENTER

Subclass/Savings: Not Applicable

Code Application: ADAAG 804

Project Class: Plant Adaption

Project Date: 06/30/2014

Project

Location: Item Only: Floor(s) 2

Project Description

The service counter at room 262 lacks a lowered section for wheelchair access. Modification of this counter is recommended. Also ensure all other service counters have a wheelchair accessible section.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0024AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant service counter	LF	6	\$175	\$1,051	\$93.43	\$561	\$1,612
Project Totals:				\$1,051		\$561	\$1,612

Material/Labor Cost		\$1,612
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,450
General Contractor Mark Up at 20.0%	+	\$290
Inflation	+	\$0
Construction Cost		\$1,740
Professional Fees at 16.0%	+	\$278
Total Project Cost		\$2,019

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0024AC05	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARM DEVICES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0024		
Building Name:	NATURAL SCIENCE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702 NFPA 72		
Project Class:	Plant Adaption		
Project Date:	06/30/2014		
Project Location:	Item Only: Floor(s) 4		

Project Description

Additional audible and visual fire alarm devices are needed on the fourth floor to provide visibility in all areas, including the restrooms.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0024AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm horn strobe	EA	2	\$1,500	\$3,000	\$1,920	\$3,840	\$6,840
Project Totals:				\$3,000		\$3,840	\$6,840

Material/Labor Cost		\$6,840
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$5,840</u>
General Contractor Mark Up at 20.0%	+	\$1,168
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$7,007</u>
Professional Fees at 16.0%	+	<u>\$1,121</u>
Total Project Cost		<u><u>\$8,129</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0024AC06	Title:	ELEVATOR UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0024		
Building Name:	NATURAL SCIENCE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	407	
Project Class:	Plant Adaption		
Project Date:	06/30/2014		
Project Location:	Southeast and southwest elevators		
	Item Only: Floor(s) 1,2,3,4,5		

Project Description

ADA legislation requires that goods, services, and amenities offered in buildings be generally accessible to all persons. Elevator controls, Braille signage, audible floor indicator, and floor arrival announcement system upgrades are recommended to improve the overall level of accessibility.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0024AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Elevator accessibility package	LOT	2	\$4,450	\$8,900	\$2,880	\$5,760	\$14,660
Project Totals:				\$8,900		\$5,760	\$14,660

Material/Labor Cost		\$14,660
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$13,049
General Contractor Mark Up at 20.0%	+	\$2,610
Inflation	+	\$0
Construction Cost		\$15,659
Professional Fees at 16.0%	+	\$2,505
Total Project Cost		\$18,165

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0027AC01	Title:	INSTALL DUAL LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0027		
Building Name:	PANTHERSVILLE ATHLETIC COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	10/14/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

The single level configuration of the drinking fountains is a barrier to accessibility. The installation of dual level, refrigerated drinking fountains is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0027AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	1	\$1,364	\$1,364	\$419	\$419	\$1,783
Project Totals:				\$1,364		\$419	\$1,783

Material/Labor Cost		\$1,783
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,648
General Contractor Mark Up at 20.0%	+	\$330
Inflation	+	\$0
Construction Cost		\$1,978
Professional Fees at 16.0%	+	\$316
Total Project Cost		\$2,294

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0027AC02	Title:	ADA RESTROOM UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0027		
Building Name:	PANTHERSVILLE ATHLETIC COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604, 605, 606	
Project Class:	Plant Adaption		
Project Date:	10/14/2014		
Project Location:	Room Only: Floor(s) 1		

Project Description

Several restrooms in this complex have been upgraded for ADA compliance. However, the softball team room and baseball coaches' office restrooms lack adequate fixture spacing for compliant clearances and clear floor spaces. Plumbing fixture upgrades and ADA compliant accessories are recommended for these restrooms.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0027AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Mirror	EA	2	\$280	\$560	\$215	\$430	\$990
ADA compliant plumbing fixture	FIXT	4	\$778	\$3,112	\$665	\$2,660	\$5,772
Signage	EA	2	\$51.00	\$102	\$15.00	\$30	\$132
Grab bars (per stall)	SYS	4	\$240	\$960	\$136	\$544	\$1,504
Project Totals:				\$4,734		\$3,664	\$8,398

Material/Labor Cost		\$8,398
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$7,397
General Contractor Mark Up at 20.0%	+	\$1,479
Inflation	+	\$0
Construction Cost		\$8,876
Professional Fees at 16.0%	+	\$1,420
Total Project Cost		\$10,296

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0027AC03	Title:	INSTALL ADA COMPLIANT SIGNAGE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0027		
Building Name:	PANTHERSVILLE ATHLETIC COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	10/14/2014		
Project Location:	Campus-wide: Floor(s) 1		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Many areas in this complex have ADA signage, but some spaces lack compliant signage. For example, not all wheelchair accessible restrooms are identified as such. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0027AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	15	\$59.56	\$893	\$17.52	\$263	\$1,156
Project Totals:				\$893		\$263	\$1,156

Material/Labor Cost		\$1,156
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,071
General Contractor Mark Up at 20.0%	+	\$214
Inflation	+	\$0
Construction Cost		\$1,285
Professional Fees at 16.0%	+	\$206
Total Project Cost		\$1,490

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0027AC04 **Title:** SERVICE COUNTER MODIFICATION

Priority Sequence:

Priority Class: 3

Category Code: AC4A

System: ACCESSIBILITY

Component: GENERAL

Element: FUNCTIONAL SPACE MOD.

Building Code: 0027

Building Name: PANTHERSVILLE ATHLETIC COMPLEX

Subclass/Savings: Not Applicable

Code Application: ADAAG 804

Project Class: Plant Adaption

Project Date: 10/14/2014

Project

Location: Item Only: Floor(s) 1

Project Description

The of service counter at the baseball field lacks a wheelchair accessible section. The counter should be modified to provide a lowered section for wheelchair access.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0027AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant service counter	LF	10	\$175	\$1,752	\$93.43	\$934	\$2,686
New service window door	EA	1	\$1,250	\$1,250	\$320	\$320	\$1,570
Project Totals:				\$3,002		\$1,254	\$4,256

Material/Labor Cost		\$4,256
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,879
General Contractor Mark Up at 20.0%	+	\$776
Inflation	+	\$0
Construction Cost		\$4,655
Professional Fees at 16.0%	+	\$745
Total Project Cost		\$5,399

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0027AC05	Title:	INSTALL NEW DOORS TO CHANGE DOOR SWING
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0027		
Building Name:	PANTHERSVILLE ATHLETIC COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	404	
Project Class:	Plant Adaption		
Project Date:	10/14/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

The doors into two ADA restrooms swing into the space, reducing the area for a wheelchair to utilize. Complete demolition of these doors and replacement with outswinging ADA compliant doors is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0027AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Standard door and frame installation with all operating hardware	LEAF	2	\$355	\$710	\$380	\$760	\$1,470
Demolition and door opening width modification allowance	LOT	2	\$1,500	\$3,000	\$3,200	\$6,400	\$9,400
Project Totals:				\$3,710		\$7,160	\$10,870

Material/Labor Cost		\$10,870
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$9,052</u>
General Contractor Mark Up at 20.0%	+	\$1,810
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$10,862</u>
Professional Fees at 16.0%	+	<u>\$1,738</u>
Total Project Cost		<u><u>\$12,600</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0027AC06	Title:	ADD ADA PARKING SPACES AND ROUTE PAVING
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1C	System:	ACCESSIBILITY
		Component:	SITE
		Element:	PARKING
Building Code:	0027		
Building Name:	PANTHERSVILLE ATHLETIC COMPLEX		
Subclass/Savings:	Not Applicable		
Code Application:	Not Applicable		
Project Class:	Plant Adaption		
Project Date:	10/14/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

Install ADA parking spaces and signs per ADA guidelines. Also pave the gravel walkway to the soccer stadium wheelchair ramp and add a second handrail to a section of the ramp to the softball seating.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0027AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Handicapped parking space, including striping and signage	EA	4	\$256	\$1,024	\$80.00	\$320	\$1,344
Concrete paving access route at soccer field	SF	1,000	\$2.85	\$2,850	\$3.33	\$3,330	\$6,180
Freestanding handrail	LF	15	\$102	\$1,533	\$168	\$2,523	\$4,055
Project Totals:				\$5,407		\$6,173	\$11,579

Material/Labor Cost		\$11,579
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$9,957
General Contractor Mark Up at 20.0%	+	\$1,991
Inflation	+	\$0
Construction Cost		\$11,948
Professional Fees at 16.0%	+	\$1,912
Total Project Cost		\$13,860

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0029AC01	Title:	RAILING INSTALLATION AT THIRD FLOOR LIBRARY LANDING
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0029		
Building Name:	BOOKSTORE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Floor-wide: Floor(s) 1,3,4,G		

Project Description

The steps at the third floor bookstore landing need an intermediate railing. It is recommended that handrail systems be installed as required.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0029AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail	LF	10	\$102	\$1,022	\$168	\$1,682	\$2,704
Project Totals:				\$1,022		\$1,682	\$2,704

Material/Labor Cost		\$2,704
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,273
General Contractor Mark Up at 20.0%	+	\$455
Inflation	+	\$0
Construction Cost		\$2,727
Professional Fees at 16.0%	+	\$436
Total Project Cost		\$3,164

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0029AC02	Title:	SERVICE COUNTER ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0029		
Building Name:	BOOKSTORE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	804	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Item Only: Floor(s) 1,G		

Project Description

The service/dining counter in room 218 lacks a wheelchair height position. A wheelchair accessible section should be incorporated into this service counter.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0029AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant service counter	LF	8	\$175	\$1,401	\$93.43	\$747	\$2,149
Project Totals:				\$1,401		\$747	\$2,149

Material/Labor Cost		\$2,149
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,934
General Contractor Mark Up at 20.0%	+	\$387
Inflation	+	\$0
Construction Cost		\$2,320
Professional Fees at 16.0%	+	\$371
Total Project Cost		\$2,692

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0029AC03	Title:	SIGNAGE UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0029		
Building Name:	BOOKSTORE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Floor-wide: Floor(s) 1,G		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Several areas in this building were observed to lack ADA compliant signage. It is recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0029AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	18	\$59.56	\$1,072	\$17.52	\$315	\$1,387
Project Totals:				\$1,072		\$315	\$1,387

Material/Labor Cost		\$1,387
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,285
General Contractor Mark Up at 20.0%	+	\$257
Inflation	+	\$0
Construction Cost		\$1,542
Professional Fees at 16.0%	+	\$247
Total Project Cost		\$1,788

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0029AC04	Title:	ADD AUDIBLE/VISUAL SIGNAL DEVICES FOR EMERGENCY EVACUATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0029		
Building Name:	BOOKSTORE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	702.1	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Building-wide: Floor(s) 1,3,4,G		

Project Description

The presence of audible/visible fire alarm devices is inconsistent throughout the building. It is recommended that signal devices, including both audible (horns) and visible (strobes) warnings, be installed where lacking.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0029AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of audible and visual horn strobe signal devices	SF	25,649	\$0.50	\$12,825	\$0.35	\$8,977	\$21,802
Project Totals:				\$12,825		\$8,977	\$21,802

Material/Labor Cost		\$21,802
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$19,318
General Contractor Mark Up at 20.0%	+	\$3,864
Inflation	+	\$0
Construction Cost		\$23,181
Professional Fees at 16.0%	+	\$3,709
Total Project Cost		\$26,890

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0030AC01	Title:	LEVER DOOR HARDWARE INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0030		
Building Name:	J. MACK ROBINSON COLLEGE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4	
Project Class:	Plant Adaption		
Project Date:	06/12/2014		
Project Location:	Floor-wide: Floor(s) 12,13,2,5,6,7		

Project Description

While many doors have upgraded lever actuated hardware, there remain some knobs throughout the building. The installation of lever door hardware is recommended in an effort to improve the overall level of accessibility. Some of these levers will be replacing unique, original knobs with an embossed letter E on them. The authority-having-jurisdiction may allow these knobs to remain. Also note that all ADA signage should be located at the proper height on the strike side of the door, where possible. Some of the signage in this building is located on the door, which is not compliant.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0030AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	150	\$341	\$51,105	\$136	\$20,472	\$71,577
Project Totals:				\$51,105		\$20,472	\$71,577

Material/Labor Cost		\$71,577
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$65,366
General Contractor Mark Up at 20.0%	+	\$13,073
Inflation	+	\$0
Construction Cost		\$78,439
Professional Fees at 16.0%	+	\$12,550
Total Project Cost		\$90,989

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0030AC02	Title:	RESTROOM ADA UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0030		
Building Name:	J. MACK ROBINSON COLLEGE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604, 605, 606	
Project Class:	Plant Adaption		
Project Date:	06/12/2014		
Project Location:	Floor-wide: Floor(s) 10,11,12,13,14,2,3,4,5,6,7,8,9,B		

Project Description

A few restrooms have been upgraded for ADA compliance, but only on certain floors. Restrooms on the remaining floors should be upgraded. The overall level of restroom accessibility is fair but short of full compliance with modern accessibility requirements. The overall size of the restrooms is adequate, but fixture and partition spacing does not provide compliant clearances and clear floor spaces. A reduction in the number of water closets, new partitions, selective plumbing fixture upgrades, and ADA compliant accessories are recommended. Several of the restrooms also have steps up into them. These steps should be removed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0030AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Mirror	EA	32	\$280	\$8,960	\$215	\$6,880	\$15,840
ADA compliant plumbing fixture	FIXT	64	\$778	\$49,792	\$665	\$42,560	\$92,352
Toilet partition modification	EA	32	\$1,550	\$49,600	\$960	\$30,720	\$80,320
Signage	EA	16	\$51.00	\$816	\$15.00	\$240	\$1,056
Grab bars (per stall)	SYS	16	\$240	\$3,840	\$136	\$2,176	\$6,016
Project Totals:				\$113,008		\$82,576	\$195,584

Material/Labor Cost		\$195,584
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$172,858
General Contractor Mark Up at 20.0%	+	\$34,572
Inflation	+	\$0
Construction Cost		\$207,430
Professional Fees at 16.0%	+	\$33,189
Total Project Cost		\$240,618

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0030AC03	Title:	STAIR RAILING UPGRADE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0030		
Building Name:	J. MACK ROBINSON COLLEGE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	06/12/2014		
Project Location:	Floor-wide: Floor(s) 1,10,11,12,13,14,2,3,4,5,6,7,8,9,B		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are grandfathered under the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design. Future renovation efforts should include comprehensive stair railing and finish upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0030AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	28	\$642	\$17,976	\$584	\$16,352	\$34,328
Switchback handrail/guardrail system per floor	FLR	20	\$1,455	\$29,100	\$934	\$18,680	\$47,780
Project Totals:				\$47,076		\$35,032	\$82,108

Material/Labor Cost		\$82,108
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$72,488
General Contractor Mark Up at 20.0%	+	\$14,498
Inflation	+	\$0
Construction Cost		\$86,986
Professional Fees at 16.0%	+	\$13,918
Total Project Cost		\$100,904

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0030AC04	Title:	INSTALL DUAL LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0030		
Building Name:	J. MACK ROBINSON COLLEGE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	06/12/2014		
Project Location:	Item Only: Floor(s) 1,10,11,12,13,14,2,3,5,6,7,8,9,B		

Project Description

The single level drinking fountains are barriers to accessibility. The installation of dual level, refrigerated drinking fountains is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0030AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	13	\$1,364	\$17,733	\$419	\$5,450	\$23,183
Alcove construction	EA	13	\$983	\$12,784	\$4,197	\$54,565	\$67,348
Project Totals:				\$30,516		\$60,015	\$90,532

Material/Labor Cost		\$90,532
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$75,305
General Contractor Mark Up at 20.0%	+	\$15,061
Inflation	+	\$0
Construction Cost		\$90,366
Professional Fees at 16.0%	+	\$14,459
Total Project Cost		\$104,825

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0030AC05 **Title:** SERVICE COUNTER MODIFICATION

Priority Sequence:

Priority Class: 3

Category Code: AC4A

System: ACCESSIBILITY

Component: GENERAL

Element: FUNCTIONAL SPACE MOD.

Building Code: 0030

Building Name: J. MACK ROBINSON COLLEGE

Subclass/Savings: Not Applicable

Code Application: ADAAG 804

Project Class: Plant Adaption

Project Date: 06/12/2014

Project Location: Item Only: Floor(s) 11,4

Project Description

The service counters lack a wheelchair height position. The installation of accessible service counters is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0030AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant service counter	LF	20	\$175	\$3,504	\$93.43	\$1,869	\$5,372
Project Totals:				\$3,504		\$1,869	\$5,372

Material/Labor Cost		\$5,372
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$4,834
General Contractor Mark Up at 20.0%	+	\$967
Inflation	+	\$0
Construction Cost		\$5,801
Professional Fees at 16.0%	+	\$928
Total Project Cost		\$6,729

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0030AC06	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARM DEVICES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0030		
Building Name:	J. MACK ROBINSON COLLEGE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702 NFPA 72		
Project Class:	Plant Adaption		
Project Date:	06/12/2014		
Project Location:	Floor-wide: Floor(s) 10,12,13,14,3,4,5,7,8,9		

Project Description

There are horn strobes throughout this building, but there are areas in the exit access corridor system where a horn strobe is not visible. To comply with ADA requirements, a few more horn strobes should be installed at locations in the exit corridors where they are not presently visible. The installation allowance for this project is for surface applied wiring conduit from adjacent existing horn strobes. Concealed wiring installations would likely double the estimated project cost.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0030AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm horn strobe	EA	22	\$1,500	\$33,000	\$1,920	\$42,240	\$75,240
Project Totals:				\$33,000		\$42,240	\$75,240

Material/Labor Cost		\$75,240
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$64,235
General Contractor Mark Up at 20.0%	+	\$12,847
Inflation	+	\$0
Construction Cost		\$77,082
Professional Fees at 16.0%	+	\$12,333
Total Project Cost		\$89,415

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0030AC07	Title:	KITCHENETTE UPGRADE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0030		
Building Name:	J. MACK ROBINSON COLLEGE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	804	
Project Class:	Plant Adaption		
Project Date:	10/30/2014		
Project Location:	Item Only: Floor(s) 7		

Project Description

Break room 712 has a small, non-wheelchair accessible kitchenette behind bi-fold doors. Replacement of this kitchenette is recommended. Conversion to more modern cabinetry with a sink may also be appropriate.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0030AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant kitchenette unit with base cabinetry and amenities	EA	1	\$3,510	\$3,510	\$1,280	\$1,280	\$4,790
Project Totals:				\$3,510		\$1,280	\$4,790

Material/Labor Cost		\$4,790
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$4,393
General Contractor Mark Up at 20.0%	+	\$879
Inflation	+	\$0
Construction Cost		\$5,272
Professional Fees at 16.0%	+	\$844
Total Project Cost		\$6,116

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0030AC08	Title:	WHEELCHAIR STAIR CLIMBER INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0030		
Building Name:	J. MACK ROBINSON COLLEGE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410	
Project Class:	Plant Adaption		
Project Date:	10/30/2014		
Project Location:	Item Only: Floor(s) 1,4		

Project Description

Several areas in this building have steps that prevent wheelchair access. These include steps leading to and just inside reception room 414 and those within and leading to conference room 413. The steps at the east entry also prevent wheelchair access. It is recommended that wheelchair stair climbers be installed in these areas.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0030AC08

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair stair climber installation	EA	6	\$7,312	\$43,872	\$1,495	\$8,969	\$52,841
Project Totals:				\$43,872		\$8,969	\$52,841

Material/Labor Cost		\$52,841
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$49,583
General Contractor Mark Up at 20.0%	+	\$9,917
Inflation	+	\$0
Construction Cost		\$59,499
Professional Fees at 16.0%	+	\$9,520
Total Project Cost		\$69,019

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0030AC09	Title:	ADA SIGNAGE UPGRADE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0030		
Building Name:	J. MACK ROBINSON COLLEGE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	10/30/2014		
Project Location:	Floor-wide: Floor(s) 1,10,11,12,13,2,3,4,5,6,7,8,9,B		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. While much of the signage in this building is ADA compliant, some non-compliant signs are still present. Some stairway signs, for example, were observed to be non-compliant. It is recommended that all non-compliant signage be upgraded to conform to accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0030AC09

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA signage installation	EA	130	\$59.56	\$7,743	\$17.52	\$2,278	\$10,020
Project Totals:				\$7,743		\$2,278	\$10,020

Material/Labor Cost		\$10,020
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$9,278
General Contractor Mark Up at 20.0%	+	\$1,856
Inflation	+	\$0
Construction Cost		\$11,134
Professional Fees at 16.0%	+	\$1,781
Total Project Cost		\$12,915

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0030AC10 **Title:** REPLACE NARROW DOUBLE DOORS

Priority Sequence:

Priority Class: 2

Category Code: AC3C

System: ACCESSIBILITY
Component: INTERIOR PATH OF TRAVEL
Element: DOORS AND HARDWARE

Building Code: 0030

Building Name: J. MACK ROBINSON COLLEGE

Subclass/Savings: Not Applicable

Code Application: ADAAG 404

Project Class: Plant Adaption

Project Date: 10/30/2014

Project Location: Item Only: Floor(s) 10

Project Description

The pair of double doors leading into the east wing on the tenth floor has two narrow leafs. Neither leaf is wide enough for wheelchair access by itself. Replacement of this door system with one door wide enough for a wheelchair and one inactive leaf.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0030AC10

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace narrow double doors	EA	1	\$2,500	\$2,500	\$1,920	\$1,920	\$4,420
Project Totals:				\$2,500		\$1,920	\$4,420

Material/Labor Cost		\$4,420
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,895
General Contractor Mark Up at 20.0%	+	\$779
Inflation	+	\$0
Construction Cost		\$4,674
Professional Fees at 16.0%	+	\$748
Total Project Cost		\$5,422

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0032AC01	Title:	INSTALL ADA SIGNAGE AT STAIRWAYS AND ELEVATORS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0032		
Building Name:	PARKING DECK G		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	06/30/2014		
Project Location:	Building-wide: Floor(s) 1,2,3,4,5,6,7,8		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0032AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	40	\$59.56	\$2,382	\$17.52	\$701	\$3,083
Project Totals:				\$2,382		\$701	\$3,083

Material/Labor Cost		\$3,083
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,855
General Contractor Mark Up at 20.0%	+	\$571
Inflation	+	\$0
Construction Cost		\$3,426
Professional Fees at 16.0%	+	\$548
Total Project Cost		\$3,974

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0033AC01	Title:	INSTALL ADA COMPLIANT SIGNAGE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0033		
Building Name:	SCIENCE ANNEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,5		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. While there is some ADA compliant signage in this building, non-compliant signage is still present. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0033AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	90	\$59.56	\$5,360	\$17.52	\$1,577	\$6,937
Project Totals:				\$5,360		\$1,577	\$6,937

Material/Labor Cost		\$6,937
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$6,423
General Contractor Mark Up at 20.0%	+	\$1,285
Inflation	+	\$0
Construction Cost		\$7,708
Professional Fees at 16.0%	+	\$1,233
Total Project Cost		\$8,941

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0033AC02	Title:	STAIR RAILING UPGRADE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0033		
Building Name:	SCIENCE ANNEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,5		

Project Description

The stairwell handrails are not fully ADA compliant. Several of the handrails lack the recommended end geometry. It is recommended that the handrails be upgraded for ADA compliance.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0033AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	5	\$550	\$2,750	\$500	\$2,500	\$5,250
Project Totals:				\$2,750		\$2,500	\$5,250

Material/Labor Cost		\$5,250
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$4,579</u>
General Contractor Mark Up at 20.0%	+	\$916
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$5,495</u>
Professional Fees at 16.0%	+	<u>\$879</u>
Total Project Cost		<u><u>\$6,374</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0033AC03	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARM DEVICE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0033		
Building Name:	SCIENCE ANNEX		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702 NFPA 72		
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Item Only: Floor(s) 5		

Project Description

It is recommended that an additional audible and visual fire alarm device be installed on the fifth floor.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0033AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm horn strobe	EA	1	\$1,500	\$1,500	\$1,920	\$1,920	\$3,420
Project Totals:				\$1,500		\$1,920	\$3,420

Material/Labor Cost		\$3,420
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,920
General Contractor Mark Up at 20.0%	+	\$584
Inflation	+	\$0
Construction Cost		\$3,504
Professional Fees at 16.0%	+	\$561
Total Project Cost		\$4,064

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0035AC01	Title:	INSTALL ADA COMPLIANT SIGNAGE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0035		
Building Name:	HARD LABOR CREEK OBSERVATION CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	10/23/2014		
Project Location:	Building-wide: Floor(s) 1		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. It is recommended that all non-compliant signage be upgraded to conform to accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0035AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	10	\$59.56	\$596	\$17.52	\$175	\$771
Project Totals:				\$596		\$175	\$771

Material/Labor Cost		\$771
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$714
General Contractor Mark Up at 20.0%	+	\$143
Inflation	+	\$0
Construction Cost		\$856
Professional Fees at 16.0%	+	\$137
Total Project Cost		\$993

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0036AC01	Title:	INSTALL DUAL LEVEL DRINKING FOUNTAIN
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0036		
Building Name:	RIALTO CENTER FOR THE PERFORMING ARTS		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	06/10/2014		
Project Location:	Item Only: Floor(s) B		

Project Description

The single level drinking fountain is a barrier to accessibility. The installation of a dual level, refrigerated drinking fountain is recommended. No alcove construction should be necessary.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0036AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	1	\$1,364	\$1,364	\$419	\$419	\$1,783
Project Totals:				\$1,364		\$419	\$1,783

Material/Labor Cost		\$1,783
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,648
General Contractor Mark Up at 20.0%	+	\$330
Inflation	+	\$0
Construction Cost		\$1,978
Professional Fees at 16.0%	+	\$316
Total Project Cost		\$2,294

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0036AC02 **Title:** INSTALL ADA COMPLIANT SIGNAGE

Priority Sequence:

Priority Class: 3

Category Code: AC3D

System: ACCESSIBILITY

Component: INTERIOR PATH OF TRAVEL

Element: SIGNAGE

Building Code: 0036

Building Name: RIALTO CENTER FOR THE PERFORMING ARTS

Subclass/Savings: Not Applicable

Code Application: ADAAG 703.1, 309.4

Project Class: Plant Adaption

Project Date: 06/10/2014

Project

Location: Item Only: Floor(s) B,P

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. A few spaces in this building lack ADA compliant signage. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0036AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	4	\$59.56	\$238	\$17.52	\$70	\$308
Project Totals:				\$238		\$70	\$308

Material/Labor Cost		\$308
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$285
General Contractor Mark Up at 20.0%	+	\$57
Inflation	+	\$0
Construction Cost		\$343
Professional Fees at 16.0%	+	\$55
Total Project Cost		\$397

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0036AC03	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARM DEVICES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0036		
Building Name:	RIALTO CENTER FOR THE PERFORMING ARTS		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702 NFPA 72		
Project Class:	Corrective Action		
Project Date:	06/10/2014		
Project Location:	Item Only: Floor(s) B,L		

Project Description

There are horn strobes throughout this building, but there are areas where a horn strobe is not visible. To comply with ADA requirements, a few more horn strobes should be installed at locations where they are not presently visible. The installation allowance for this project is for surface applied wiring conduit from adjacent existing horn strobes. Concealed wiring installations would likely double the estimated project cost.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0036AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm horn strobe	EA	3	\$1,500	\$4,500	\$1,920	\$5,760	\$10,260
Project Totals:				\$4,500		\$5,760	\$10,260

Material/Labor Cost		\$10,260
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$8,759
General Contractor Mark Up at 20.0%	+	\$1,752
Inflation	+	\$0
Construction Cost		\$10,511
Professional Fees at 16.0%	+	\$1,682
Total Project Cost		\$12,193

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0036AC04	Title:	INSTALL WHEELCHAIR STAIR CLIMBERS AND HANDRAILS IN THEATER
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0036		
Building Name:	RIALTO CENTER FOR THE PERFORMING ARTS		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410	
Project Class:	Plant Adaption		
Project Date:	06/10/2014		
Project Location:	Room Only: Floor(s) M		

Project Description

Elevation changes in the theater are barriers to accessibility. The installation of wheelchair stair climbers is recommended in the theater seating area and up to the stage to improve the overall level of accessibility. Also replace all non-compliant handrails.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0036AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair stair climber	EA	2	\$7,312	\$14,624	\$1,495	\$2,990	\$17,614
Handrail systems	LF	100	\$56.65	\$5,665	\$39.70	\$3,970	\$9,635
Project Totals:				\$20,289		\$6,960	\$27,249

Material/Labor Cost		\$27,249
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$25,064
General Contractor Mark Up at 20.0%	+	\$5,013
Inflation	+	\$0
Construction Cost		\$30,077
Professional Fees at 16.0%	+	\$4,812
Total Project Cost		\$34,889

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0037AC01	Title:	LEVER DOOR HARDWARE INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0037		
Building Name:	HAAS-HOWELL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4	
Project Class:	Plant Adaption		
Project Date:	06/09/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,5,6,7,8,B		

Project Description

Most of the doors in this building have lever actuated hardware. However, some knobs still remain. These should be replaced with lever handle hardware.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0037AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	19	\$341	\$6,473	\$136	\$2,593	\$9,066
Project Totals:				\$6,473		\$2,593	\$9,066

Material/Labor Cost		\$9,066
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$8,280</u>
General Contractor Mark Up at 20.0%	+	\$1,656
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$9,936</u>
Professional Fees at 16.0%	+	<u>\$1,590</u>
Total Project Cost		<u><u>\$11,525</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0037AC02 **Title:** INSTALL ADA COMPLIANT SIGNAGE

Priority Sequence:

Priority Class: 3

Category Code: AC3D

System: ACCESSIBILITY
Component: INTERIOR PATH OF TRAVEL
Element: SIGNAGE

Building Code: 0037

Building Name: HAAS-HOWELL

Subclass/Savings: Not Applicable

Code Application: ADAAG 703.1

Project Class: Plant Adaption

Project Date: 06/09/2014

Project

Location: Floor-wide: Floor(s) 1,2,3,4,5,6,7,8,B

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Most of the spaces in this building have ADA compliant signage. However, to comply with the intent of this legislation, it is recommended that all remaining non-compliant signage be upgraded to conform to accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0037AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	40	\$59.56	\$2,382	\$17.52	\$701	\$3,083
Project Totals:				\$2,382		\$701	\$3,083

Material/Labor Cost		\$3,083
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,855
General Contractor Mark Up at 20.0%	+	\$571
Inflation	+	\$0
Construction Cost		\$3,426
Professional Fees at 16.0%	+	\$548
Total Project Cost		\$3,974

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0037AC03	Title:	RESTROOM ADA UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0037		
Building Name:	HAAS-HOWELL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604, 605, 606	
Project Class:	Plant Adaption		
Project Date:	06/09/2014		
Project Location:	Item Only: Floor(s) 6,7,8		

Project Description

The restrooms on the sixth, seventh, and eighth floors are recommended for ADA upgrades. The overall level of restroom accessibility is fair, but short of full compliance with modern accessibility legislation. The overall size of the restrooms is adequate, but fixture and partition spacing does not provide compliant clearances and clear floor spaces. A reduction in the number of water closets, new partitions, selective plumbing fixture upgrades, and ADA compliant accessories are recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0037AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Mirror	EA	6	\$280	\$1,680	\$215	\$1,290	\$2,970
ADA compliant plumbing fixture	FIXT	12	\$778	\$9,336	\$665	\$7,980	\$17,316
Toilet partition modification	EA	6	\$1,550	\$9,300	\$960	\$5,760	\$15,060
Signage	EA	3	\$51.00	\$153	\$15.00	\$45	\$198
Grab bars (per stall)	SYS	6	\$240	\$1,440	\$136	\$816	\$2,256
Project Totals:				\$21,909		\$15,891	\$37,800

Material/Labor Cost		\$37,800
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$33,423
General Contractor Mark Up at 20.0%	+	\$6,685
Inflation	+	\$0
Construction Cost		\$40,107
Professional Fees at 16.0%	+	\$6,417
Total Project Cost		\$46,524

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0037AC04	Title:	STAIR RAILING UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0037		
Building Name:	HAAS-HOWELL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	06/09/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,5,6,7,8,B		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are grandfathered under the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design. Future renovation efforts should include comprehensive stair railing and finish upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0037AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	9	\$642	\$5,778	\$584	\$5,256	\$11,034
Switchback handrail/guardrail system per floor	FLR	9	\$1,455	\$13,095	\$934	\$8,406	\$21,501
Project Totals:				\$18,873		\$13,662	\$32,535

Material/Labor Cost		\$32,535
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$28,771
General Contractor Mark Up at 20.0%	+	\$5,754
Inflation	+	\$0
Construction Cost		\$34,525
Professional Fees at 16.0%	+	\$5,524
Total Project Cost		\$40,049

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0037AC05	Title:	INSTALL DUAL LEVEL DRINKING FOUNTAIN
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0037		
Building Name:	HAAS-HOWELL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	06/09/2014		
Project Location:	Item Only: Floor(s) 2		

Project Description

The single level drinking fountain on the second floor should be replaced with a dual level, refrigerated unit.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0037AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	1	\$1,364	\$1,364	\$419	\$419	\$1,783
Project Totals:				\$1,364		\$419	\$1,783

Material/Labor Cost		\$1,783
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,648
General Contractor Mark Up at 20.0%	+	\$330
Inflation	+	\$0
Construction Cost		\$1,978
Professional Fees at 16.0%	+	\$316
Total Project Cost		\$2,294

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0037AC06 **Title:** SERVICE COUNTER MODIFICATION

Priority Sequence:

Priority Class: 3

Category Code: AC4A

System: ACCESSIBILITY

Component: GENERAL

Element: FUNCTIONAL SPACE MOD.

Building Code: 0037

Building Name: HAAS-HOWELL

Subclass/Savings: Not Applicable

Code Application: ADAAG 804

Project Class: Plant Adaption

Project Date: 06/09/2014

Project

Location: Item Only: Floor(s) 4

Project Description

The single level service counters should be modified to include a wheelchair height position.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0037AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant service counter	LF	16	\$175	\$2,803	\$93.43	\$1,495	\$4,298
Project Totals:				\$2,803		\$1,495	\$4,298

Material/Labor Cost		\$4,298
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,867
General Contractor Mark Up at 20.0%	+	\$773
Inflation	+	\$0
Construction Cost		\$4,641
Professional Fees at 16.0%	+	\$743
Total Project Cost		\$5,383

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0037AC07	Title:	IMPROVE WHEELCHAIR ACCESS TO CONTROL ROOMS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0037		
Building Name:	HAAS-HOWELL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	405, 505, 410	
Project Class:	Plant Adaption		
Project Date:	06/09/2014		
Project Location:	Area Wide: Floor(s) 1		

Project Description

There is insufficient wheelchair access between the entry lobby and control rooms. The entry ramp needs to be reconstructed and a stair climber needs to be added at the interior exit stair from the control room.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0037AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Ramp construction, including handrails	VFT	1	\$2,242	\$2,242	\$1,985	\$1,985	\$4,228
Stair climber installation	EA	1	\$7,312	\$7,312	\$1,495	\$1,495	\$8,807
Project Totals:				\$9,554		\$3,480	\$13,035

Material/Labor Cost		\$13,035
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$11,957
General Contractor Mark Up at 20.0%	+	\$2,391
Inflation	+	\$0
Construction Cost		\$14,348
Professional Fees at 16.0%	+	\$2,296
Total Project Cost		\$16,644

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0037AC08	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARM DEVICES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0037		
Building Name:	HAAS-HOWELL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702 NFPA 72		
Project Class:	Plant Adaption		
Project Date:	06/09/2014		
Project Location:	Item Only: Floor(s) 6,7,8		

Project Description

There are horn strobes throughout this building, but there are areas in the exit access corridor system where a horn strobe is not visible. To comply with ADA requirements, a few more horn strobes should be installed at locations in the exit corridors where they are not presently visible. The installation allowance for this project is for surface applied wiring conduit from adjacent existing horn strobes. Concealed wiring installations would likely double the estimated project cost.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0037AC08

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm horn strobe	EA	4	\$1,500	\$6,000	\$1,920	\$7,680	\$13,680
Project Totals:				\$6,000		\$7,680	\$13,680

Material/Labor Cost		\$13,680
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$11,679
General Contractor Mark Up at 20.0%	+	\$2,336
Inflation	+	\$0
Construction Cost		\$14,015
Professional Fees at 16.0%	+	\$2,242
Total Project Cost		\$16,257

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0037AC09	Title:	REPLACE NARROW FIFTH FLOOR BREAK ROOM DOOR
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0037		
Building Name:	HAAS-HOWELL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	404	
Project Class:	Plant Adaption		
Project Date:	06/09/2014		
Project Location:	Item Only: Floor(s) 5		

Project Description

The door into the fifth floor break room is too narrow for a wheelchair to utilize. Complete demolition of this door system and replacement with an ADA compliant width door is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0037AC09

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Standard door and frame installation with all operating hardware	LEAF	1	\$355	\$355	\$380	\$380	\$735
Demolition and door opening width modification allowance	LOT	1	\$1,500	\$1,500	\$3,200	\$3,200	\$4,700
Project Totals:				\$1,855		\$3,580	\$5,435

Material/Labor Cost		\$5,435
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$4,526
General Contractor Mark Up at 20.0%	+	\$905
Inflation	+	\$0
Construction Cost		\$5,431
Professional Fees at 16.0%	+	\$869
Total Project Cost		\$6,300

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0038AC01	Title:	REDESIGN WHEELCHAIR RAMP AT NORTH ENTRANCE
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1B	System:	ACCESSIBILITY
		Component:	SITE
		Element:	RAMPS AND WALKS
Building Code:	0038		
Building Name:	STANDARD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 405, 505	
Project Class:	Plant Adaption		
Project Date:	06/09/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

The ramp at the north facade entrance is shallow but still too steep. It is recommended that the ramp be removed and that a new wheelchair ramp be installed. This ramp will project onto the City sidewalk and may require permits, work scope, and dimensions that may be beyond the ADA minimums. No handrails should be required.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0038AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair ramp reconstruction allowance	VFT	1	\$2,500	\$2,500	\$3,200	\$3,200	\$5,700
City permit and requirement allowance	LOT	1	\$1,000	\$1,000	\$1,920	\$1,920	\$2,920
Project Totals:				\$3,500		\$5,120	\$8,620

Material/Labor Cost		\$8,620
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$7,299
General Contractor Mark Up at 20.0%	+	\$1,460
Inflation	+	\$0
Construction Cost		\$8,758
Professional Fees at 16.0%	+	\$1,401
Total Project Cost		\$10,160

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0038AC02	Title:	DOOR HARDWARE UPGRADE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0038		
Building Name:	STANDARD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4	
Project Class:	Plant Adaption		
Project Date:	06/18/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

The knob door hardware is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on those few interior doors that still have knobs.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0038AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	41	\$341	\$13,969	\$136	\$5,596	\$19,564
Project Totals:				\$13,969		\$5,596	\$19,564

Material/Labor Cost		\$19,564
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$17,867
General Contractor Mark Up at 20.0%	+	\$3,573
Inflation	+	\$0
Construction Cost		\$21,440
Professional Fees at 16.0%	+	\$3,430
Total Project Cost		\$24,870

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0038AC03	Title:	REVISE EXIT STAIR HANDRAILS TO BE CONTINUOUS AT INSIDE RAIL
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0038		
Building Name:	STANDARD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	06/18/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. None of the stair handrails have the appropriate end geometry, and the stair down into basement room 172 has a single, non-graspable handrail. The installation of metal handrails and handrail extensions is recommended for both stairs.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0038AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Metal handrails and handrail extensions, equipment rental, supplies, and tools allowance	LOT	1	\$5,500	\$5,500	\$6,400	\$6,400	\$11,900
Project Totals:				\$5,500		\$6,400	\$11,900

Material/Labor Cost		\$11,900
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$10,220</u>
General Contractor Mark Up at 20.0%	+	\$2,044
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$12,264</u>
Professional Fees at 16.0%	+	<u>\$1,962</u>
Total Project Cost		<u><u>\$14,226</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0038AC04	Title:	CREATE WHEELCHAIR HEIGHT POSITION AT LOBBY SERVICE COUNTER
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0038		
Building Name:	STANDARD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	904.4	
Project Class:	Plant Adaption		
Project Date:	06/18/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

There is no wheelchair accessible position at the service counter in the entry floor elevator lobby. This counter should be modified to permit access to and use by those in wheelchairs.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0038AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant service counter	LF	6	\$150	\$900	\$80.00	\$480	\$1,380
Project Totals:				\$900		\$480	\$1,380

Material/Labor Cost		\$1,380
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,242
General Contractor Mark Up at 20.0%	+	\$248
Inflation	+	\$0
Construction Cost		\$1,490
Professional Fees at 16.0%	+	\$238
Total Project Cost		\$1,729

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0038AC05	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARMS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0038		
Building Name:	STANDARD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	702	
	NFPA	72	
Project Class:	Plant Adaption		
Project Date:	06/18/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

There are horn strobes throughout this building, but there are areas in the exit access corridor system where a horn strobe is not visible. To comply with ADA requirements, a few more horn strobes should be installed at locations in the exit corridors where they are not presently visible. The installation allowance for this project is for surface applied wiring conduit from adjacent existing horn strobes. Concealed wiring installations would likely double the estimated project cost.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0038AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Horn strobe, associated wiring and surface applied conduit, and interior finish repair allowance	EA	17	\$1,500	\$25,500	\$1,920	\$32,640	\$58,140
Project Totals:				\$25,500		\$32,640	\$58,140

Material/Labor Cost		\$58,140
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$49,636
General Contractor Mark Up at 20.0%	+	\$9,927
Inflation	+	\$0
Construction Cost		\$59,564
Professional Fees at 16.0%	+	\$9,530
Total Project Cost		\$69,094

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0038AC06	Title:	REMOVE CURB AT EIGHTH FLOOR WOMEN'S BATHROOM SHOWER
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0038		
Building Name:	STANDARD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	608.1	
Project Class:	Plant Adaption		
Project Date:	06/18/2014		
Project Location:	Room Only: Floor(s) 8		

Project Description

The shower in the eighth floor women's bathroom has a curb that prevents wheelchair access. The removal of this curb is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0038AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Equipment rental and finish repair allowance	LOT	1	\$2,500	\$2,500	\$1,920	\$1,920	\$4,420
Project Totals:				\$2,500		\$1,920	\$4,420

Material/Labor Cost		\$4,420
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,895
General Contractor Mark Up at 20.0%	+	\$779
Inflation	+	\$0
Construction Cost		\$4,674
Professional Fees at 16.0%	+	\$748
Total Project Cost		\$5,422

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0038AC07	Title:	REPLACE SINGLE LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0038		
Building Name:	STANDARD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	06/18/2014		
Project Location:	Item Only: Floor(s) 7,9		

Project Description

The single level configuration of the drinking fountains on the seventh and ninth floors may serve the needs of a wheelchair user or someone who cannot stoop, but not both. These drinking fountains should be replaced with dual level, refrigerated units. The creation of an alcove should not be necessary at either installation.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0038AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	2	\$1,364	\$2,728	\$419	\$839	\$3,567
Project Totals:				\$2,728		\$839	\$3,567

Material/Labor Cost		\$3,567
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,296
General Contractor Mark Up at 20.0%	+	\$659
Inflation	+	\$0
Construction Cost		\$3,956
Professional Fees at 16.0%	+	\$633
Total Project Cost		\$4,589

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0038AC08	Title:	ADA SIGNAGE INSTALLATIONS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0038		
Building Name:	STANDARD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	08/18/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Not all of the signage to the permanent spaces in this building is ADA compliant. To comply with the intent of this legislation, it is recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards. Some of what seems to be existing signage appears to have been removed for unknown reasons. This missing signage should be replaced.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0038AC08

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	51	\$59.56	\$3,038	\$17.52	\$894	\$3,931
Project Totals:				\$3,038		\$894	\$3,931

Material/Labor Cost		\$3,931
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,640
General Contractor Mark Up at 20.0%	+	\$728
Inflation	+	\$0
Construction Cost		\$4,368
Professional Fees at 16.0%	+	\$699
Total Project Cost		\$5,067

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0048AC01	Title:	INSTALL ADA COMPLIANT SIGNAGE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0048		
Building Name:	BENNETT A. BROWN COMMERCE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	08/27/2014		
Project Location:	Floor-wide: Floor(s) 12,13,14,15,16,18		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. To comply with the intent of this legislation, it is recommended that all non-compliant signage be upgraded to conform to accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0048AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	40	\$59.56	\$2,382	\$17.52	\$701	\$3,083
Project Totals:				\$2,382		\$701	\$3,083

Material/Labor Cost		\$3,083
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,855
General Contractor Mark Up at 20.0%	+	\$571
Inflation	+	\$0
Construction Cost		\$3,426
Professional Fees at 16.0%	+	\$548
Total Project Cost		\$3,974

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0048AC02	Title:	BASEMENT RESTROOM ADA UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0048		
Building Name:	BENNETT A. BROWN COMMERCE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604, 605, 606	
Project Class:	Plant Adaption		
Project Date:	08/27/2014		
Project Location:	Floor-wide: Floor(s) B		

Project Description

The two basement restrooms are not handicapped accessible. Rather than upgrading both for handicapped accessibility, it is recommended that one be converted to a unisex restroom.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0048AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Conversion to ADA compliant unisex restroom	LOT	1	\$5,500	\$5,500	\$4,800	\$4,800	\$10,300
Project Totals:				\$5,500		\$4,800	\$10,300

Material/Labor Cost		\$10,300
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$9,006
General Contractor Mark Up at 20.0%	+	\$1,801
Inflation	+	\$0
Construction Cost		\$10,807
Professional Fees at 16.0%	+	\$1,729
Total Project Cost		\$12,536

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0048AC03	Title:	UPGRADE HANDRAIL AT NORTHWEST AND SOUTHWEST STAIR TOWERS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0048		
Building Name:	BENNETT A. BROWN COMMERCE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	06/13/2014		
Project Location:	Floor-wide: Floor(s) 10,11,12,13,14,15,16,17,18		

Project Description

Current legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are "grandfathered" under the code enforced at the time of construction until a major renovation occurs, they are deficient in either handrail and guardrail design. Future renovation efforts should include comprehensive stair railing and finish upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0048AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	16	\$642	\$10,272	\$584	\$9,344	\$19,616
Switchback handrail/guardrail system per floor	FLR	16	\$1,455	\$23,280	\$934	\$14,944	\$38,224
Project Totals:				\$33,552		\$24,288	\$57,840

Material/Labor Cost		\$57,840
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$51,148
General Contractor Mark Up at 20.0%	+	\$10,230
Inflation	+	\$0
Construction Cost		\$61,377
Professional Fees at 16.0%	+	\$9,820
Total Project Cost		\$71,198

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0048AC04	Title:	DUAL LEVEL DRINKING FOUNTAIN INSTALLATION
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0048		
Building Name:	BENNETT A. BROWN COMMERCE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	06/10/2014		
Project Location:	Item Only: Floor(s) B		

Project Description

The drinking fountain in the basement is a single level design. It should be replaced with a dual level unit.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0048AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	1	\$1,364	\$1,364	\$419	\$419	\$1,783
Alcove construction	EA	1	\$983	\$983	\$4,197	\$4,197	\$5,181
Project Totals:				\$2,347		\$4,617	\$6,964

Material/Labor Cost		\$6,964
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$5,793
General Contractor Mark Up at 20.0%	+	\$1,159
Inflation	+	\$0
Construction Cost		\$6,951
Professional Fees at 16.0%	+	\$1,112
Total Project Cost		\$8,063

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0048AC05	Title:	WHEELCHAIR ACCESSIBLE SERVICE COUNTER
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0048		
Building Name:	BENNETT A. BROWN COMMERCE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	804	
Project Class:	Plant Adaption		
Project Date:	06/10/2014		
Project Location:	Item Only: Floor(s) 13		

Project Description

Elevator lobby 1300 has a service desk that lacks a wheelchair height position. It is recommended that the desk be modified to create a lowered section for wheelchair access.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0048AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant service counter	LF	3	\$175	\$526	\$93.43	\$280	\$806
Project Totals:				\$526		\$280	\$806

Material/Labor Cost		\$806
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$725
General Contractor Mark Up at 20.0%	+	\$145
Inflation	+	\$0
Construction Cost		\$870
Professional Fees at 16.0%	+	\$139
Total Project Cost		\$1,009

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0048AC06	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARM DEVICES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0048		
Building Name:	BENNETT A. BROWN COMMERCE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702 NFPA 72		
Project Class:	Plant Adaption		
Project Date:	06/10/2014		
Project Location:	Floor-wide: Floor(s) 14,15,16,18,B		

Project Description

There are horn strobes throughout this building, but there are areas where a horn strobe is not visible, including in some restrooms. To comply with ADA requirements, a few more horn strobes should be installed where they are not presently visible. The installation allowance for this project is for surface applied wiring conduit from adjacent existing horn strobes. Concealed wiring installations would likely double the estimated project cost.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0048AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Fire alarm horn strobe	EA	20	\$1,500	\$30,000	\$1,920	\$38,400	\$68,400
Project Totals:				\$30,000		\$38,400	\$68,400

Material/Labor Cost		\$68,400
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$58,396
General Contractor Mark Up at 20.0%	+	\$11,679
Inflation	+	\$0
Construction Cost		\$70,075
Professional Fees at 16.0%	+	\$11,212
Total Project Cost		\$81,287

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0048AC07	Title:	INSTALL LEVER HARDWARE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0048		
Building Name:	BENNETT A. BROWN COMMERCE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4	
Project Class:	Plant Adaption		
Project Date:	06/10/2014		
Project Location:	Floor-wide: Floor(s) 15,18,B		

Project Description

Most of the doors in this building have lever hardware. However, a few still have knob actuated hardware. It is recommended that all remaining knobs be replaced with lever handles.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0048AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	21	\$262	\$5,502	\$67.00	\$1,407	\$6,909
Project Totals:				\$5,502		\$1,407	\$6,909

Material/Labor Cost		\$6,909
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$6,432</u>
General Contractor Mark Up at 20.0%	+	\$1,286
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$7,719</u>
Professional Fees at 16.0%	+	<u>\$1,235</u>
Total Project Cost		<u><u>\$8,954</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0048AC08	Title:	INSTALL WHEELCHAIR LIFT AND ADA HANDRAILS IN ROOM 1601
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0048		
Building Name:	BENNETT A. BROWN COMMERCE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505, 410	
Project Class:	Plant Adaption		
Project Date:	06/10/2014		
Project Location:	Item Only: Floor(s) 16		

Project Description

Room 1601 has multiple sets of steps between floor levels, and none are wheelchair accessible. They also lack ADA compliant handrails. It is recommended that wheelchair stair climbers and compliant handrails be installed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0048AC08

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair stair climber	EA	2	\$7,312	\$14,624	\$1,495	\$2,990	\$17,614
Wall-mounted handrail system	SYS	3	\$970	\$2,910	\$680	\$2,040	\$4,950
Project Totals:				\$17,534		\$5,030	\$22,564

Material/Labor Cost		\$22,564
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$20,913
General Contractor Mark Up at 20.0%	+	\$4,183
Inflation	+	\$0
Construction Cost		\$25,096
Professional Fees at 16.0%	+	\$4,015
Total Project Cost		\$29,111

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0048AC09 **Title:** REPLACE NARROW RESTROOM DOORS

Priority Sequence:

Priority Class: 2

Category Code: AC3C

System: ACCESSIBILITY
Component: INTERIOR PATH OF TRAVEL
Element: DOORS AND HARDWARE

Building Code: 0048

Building Name: BENNETT A. BROWN COMMERCE BUILDING

Subclass/Savings: Not Applicable

Code Application: ADAAG 404

Project Class: Plant Adaption

Project Date: 06/10/2014

Project Location: Item Only: Floor(s) 11,12,14,15

Project Description

The doors into several of the restrooms designated as wheelchair accessible are too narrow for a wheelchair to utilize. Complete demolition of these door systems and replacement with an ADA compliant door is recommended.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0048AC09

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Standard door and frame installation with all operating door hardware	LEAF	14	\$355	\$4,970	\$380	\$5,320	\$10,290
Demolition and door opening width modification allowance	EA	14	\$1,500	\$21,000	\$3,200	\$44,800	\$65,800
Project Totals:				\$25,970		\$50,120	\$76,090

Material/Labor Cost		\$76,090
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$63,362
General Contractor Mark Up at 20.0%	+	\$12,672
Inflation	+	\$0
Construction Cost		\$76,034
Professional Fees at 16.0%	+	\$12,165
Total Project Cost		\$88,200

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0054AC01	Title:	ADD HANDICAP PARKING SPACES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1C	System:	ACCESSIBILITY
		Component:	SITE
		Element:	PARKING
Building Code:	0054		
Building Name:	PARKING DECK M		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	502	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

The existing parking does not have the required number of handicap spaces. The seventh level has no designated handicap parking. It is recommended that spaces be added to meet the minimum guidelines for accessible parking.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0054AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Handicapped parking space, including striping and signage	EA	10	\$299	\$2,990	\$93.43	\$934	\$3,924
Project Totals:				\$2,990		\$934	\$3,924

Material/Labor Cost		\$3,924
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,624
General Contractor Mark Up at 20.0%	+	\$725
Inflation	+	\$0
Construction Cost		\$4,349
Professional Fees at 16.0%	+	\$696
Total Project Cost		\$5,045

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0054AC02	Title:	ELEVATOR SIGNAGE UPGRADE AND STAIR RAILING INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0054		
Building Name:	PARKING DECK M		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410, 405, 505,	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Building-wide: Floor(s) 1,2,3,4,5,6,7		

Project Description

Floor designation buttons containing Braille should be added to existing controls in each elevator cab. In addition, floor designation signage with Braille should be installed on each side of each elevator hoistway. At the south side stair 3, there is a gap on each level between the east side of the stair landing and the exterior wall. It is recommended that a railing system be installed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0054AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install elevator cab control buttons that have Braille	EA	3	\$1,000	\$3,000	\$750	\$2,250	\$5,250
Install floor designation signage with Braille on each side of each elevator shaft hoistway	EA	13	\$50.00	\$650	\$25.00	\$325	\$975
Freestanding handrail system, painted	LF	150	\$102	\$15,329	\$168	\$25,226	\$40,554
Project Totals:				\$18,979		\$27,801	\$46,779

Material/Labor Cost		\$46,779
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$39,605
General Contractor Mark Up at 20.0%	+	\$7,921
Inflation	+	\$0
Construction Cost		\$47,526
Professional Fees at 16.0%	+	\$7,604
Total Project Cost		\$55,130

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0054AC03	Title:	ADD AUDIBLE/VISUAL SIGNAL DEVICES FOR EVACUATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0054		
Building Name:	PARKING DECK M		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	702.1	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Building-wide: Floor(s) 1,2,3,4,5,6,7		

Project Description

There are no evacuation emergency signal devices. Signal devices, including both audible (horns) and visible (strobes) warnings, should be installed to notify the visually or hearing impaired in the event of an emergency.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0054AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of audible and visual horn strobe signal devices	EA	44	\$1,500	\$66,000	\$1,920	\$84,480	\$150,480
Project Totals:				\$66,000		\$84,480	\$150,480

Material/Labor Cost		\$150,480
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$128,470</u>
General Contractor Mark Up at 20.0%	+	\$25,694
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$154,164</u>
Professional Fees at 16.0%	+	<u>\$24,666</u>
Total Project Cost		<u><u>\$178,831</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0055AC01	Title:	AUDITORIUM ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0055		
Building Name:	STUDENT CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	219.3, 706.1	
Project Class:	Plant Adaption		
Project Date:	08/13/2014		
Project Location:	Room Only: Floor(s) 1,2		

Project Description

Multiple large auditorium spaces in this building do not have assistive listening systems. It is recommended that transmitters and headphone receiver sets be installed to accommodate those who require audible assistance.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0055AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Infrared transmitter and headphone receiver sets	SYS	5	\$1,705	\$8,525	\$1,495	\$7,474	\$16,000
Project Totals:				\$8,525		\$7,474	\$16,000

Material/Labor Cost		\$16,000
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$13,985
General Contractor Mark Up at 20.0%	+	\$2,797
Inflation	+	\$0
Construction Cost		\$16,782
Professional Fees at 16.0%	+	\$2,685
Total Project Cost		\$19,468

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0058AC01 **Title:** INSTALL RAIL AT SLOPED MAIN ENTRY

Priority Sequence:

Priority Class: 1

Category Code: AC2A

System: ACCESSIBILITY
Component: BUILDING ENTRY
Element: GENERAL

Building Code: 0058

Building Name: STUDENT RECREATION CENTER

Subclass/Savings: Not Applicable

Code Application: ADAAG 403.6, 505

Project Class: Plant Adaption

Project Date: 08/05/2014

Project Location: Undefined: Floor(s) 1

Project Description

Walks along the west side main entry from the adjacent parking facility are sloped/inclined but lack handrails. It is recommended that compliant metal handrails be installed at all entrances as required.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0058AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system, painted	LF	200	\$102	\$20,438	\$168	\$33,634	\$54,072
Project Totals:				\$20,438		\$33,634	\$54,072

Material/Labor Cost		\$54,072
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$45,455
General Contractor Mark Up at 20.0%	+	\$9,091
Inflation	+	\$0
Construction Cost		\$54,546
Professional Fees at 16.0%	+	\$8,727
Total Project Cost		\$63,274

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0058AC02	Title:	ELEVATOR HANDS-FREE PHONE INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0058		
Building Name:	STUDENT RECREATION CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	407	
Project Class:	Plant Adaption		
Project Date:	08/05/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

The elevator is partially compliant with ADA requirements. It is recommended that a hands-free phone be installed in order meet the current standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0058AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant hands-free elevator emergency telephone	EA	2	\$1,080	\$2,161	\$794	\$1,588	\$3,749
Project Totals:				\$2,161		\$1,588	\$3,749

Material/Labor Cost		\$3,749
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$3,312
General Contractor Mark Up at 20.0%	+	\$662
Inflation	+	\$0
Construction Cost		\$3,974
Professional Fees at 16.0%	+	\$636
Total Project Cost		\$4,610

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0058AC03	Title:	CREATE WHEELCHAIR ACCESSIBLE COMPUTER WORKSTATION
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0058		
Building Name:	STUDENT RECREATION CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	804	
Project Class:	Plant Adaption		
Project Date:	08/05/2014		
Project Location:	Room Only: Floor(s) 1		

Project Description

No computer station in the main first floor lobby is wheelchair accessible. It is recommended that a wheelchair accessible computer work station be installed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0058AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant wheelchair accessible computer workstation	EA	1	\$1,100	\$1,100	\$250	\$250	\$1,350
Project Totals:				\$1,100		\$250	\$1,350

Material/Labor Cost		\$1,350
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,262
General Contractor Mark Up at 20.0%	+	\$252
Inflation	+	\$0
Construction Cost		\$1,515
Professional Fees at 16.0%	+	\$242
Total Project Cost		\$1,757

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0059AC01	Title:	INSTALL WHEELCHAIR STAIR CLIMBER IN TIERED CLASSROOMS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0059		
Building Name:	HELEN M. ADERHOLD LEARNING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410	
Project Class:	Plant Adaption		
Project Date:	06/10/2014		
Project Location:	Item Only: Floor(s) 1,2,3,4,G		

Project Description

The tiered classrooms in this building lack wheelchair access between the tiers. It is recommended that a wheelchair stair climber be installed in each classroom.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0059AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair stair climber	EA	28	\$7,312	\$204,736	\$1,495	\$41,856	\$246,592
Project Totals:				\$204,736		\$41,856	\$246,592

Material/Labor Cost		\$246,592
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$231,387
General Contractor Mark Up at 20.0%	+	\$46,277
Inflation	+	\$0
Construction Cost		\$277,664
Professional Fees at 16.0%	+	\$44,426
Total Project Cost		\$322,090

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0064AC01	Title:	AUDITORIUM ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0064		
Building Name:	PARKER H. PETIT SCIENCE CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	806	
Project Class:	Plant Adaption		
Project Date:	08/05/2014		
Project Location:	Room Only: Floor(s) 1		

Project Description

There are no wheelchair seating spaces in the auditorium. It is recommended that two seats be modified, one each at the upper and lower seating areas, to accommodate wheelchair and companion seating.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0064AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Seating modifications	LOT	2	\$993	\$1,985	\$622	\$1,245	\$3,230
Project Totals:				\$1,985		\$1,245	\$3,230

Material/Labor Cost		\$3,230
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,881
General Contractor Mark Up at 20.0%	+	\$576
Inflation	+	\$0
Construction Cost		\$3,457
Professional Fees at 16.0%	+	\$553
Total Project Cost		<u><u>\$4,010</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0068AC01	Title:	BUILDING ENTRY AND PLAYGROUND ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC2A	System:	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	0068		
Building Name:	CAPITOL HILL CHILD ENRICHMENT CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 405, 505	
Project Class:	Plant Adaption		
Project Date:	08/05/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

The main building entry is sloped from the parking area to the front door. In addition, the playground areas are bordered by 8 inch diameter plastic pipe, creating a barrier to accessibility. It is recommended that compliant metal handrails be installed along the sloped entry walk and that a wheelchair with handrails ramp be installed at each playground area.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0068AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair ramp construction, including handrails	VFT	2	\$2,242	\$4,485	\$1,985	\$3,971	\$8,455
Freestanding handrail system, painted	LF	50	\$102	\$5,110	\$168	\$8,409	\$13,518
Project Totals:				\$9,594		\$12,379	\$21,973

Material/Labor Cost		\$21,973
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$18,750
General Contractor Mark Up at 20.0%	+	\$3,750
Inflation	+	\$0
Construction Cost		\$22,500
Professional Fees at 16.0%	+	\$3,600
Total Project Cost		\$26,100

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0068AC02 **Title:** INSTALL WHEELCHAIR STAIR CLIMBER

Priority Sequence:

Priority Class: 2

Category Code: AC3A **System:** ACCESSIBILITY
Component: INTERIOR PATH OF TRAVEL
Element: LIFTS/RAMPS/ELEVATORS

Building Code: 0068
Building Name: CAPITOL HILL CHILD ENRICHMENT CENTER

Subclass/Savings: Not Applicable

Code Application: ADAAG 410

Project Class: Plant Adaption

Project Date: 08/05/2014

Project Location: Item Only: Floor(s) 1

Project Description

There is no apparent way to navigate the steps to the exterior in the kitchen. It is recommended that a wheelchair lift or stair climber be installed at this location.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0068AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	1	\$7,312	\$7,312	\$1,495	\$1,495	\$8,807
Project Totals:				\$7,312		\$1,495	\$8,807

Material/Labor Cost		\$8,807
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$8,264
General Contractor Mark Up at 20.0%	+	\$1,653
Inflation	+	\$0
Construction Cost		\$9,917
Professional Fees at 16.0%	+	\$1,587
Total Project Cost		\$11,503

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0068AC03	Title:	DRINKING FOUNTAIN AND BREAK AREA CABINETRY UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0068		
Building Name:	CAPITOL HILL CHILD ENRICHMENT CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602, 804	
Project Class:	Plant Adaption		
Project Date:	08/05/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

The break room sink base cabinet lacks a wheelchair accessible section, and the drinking fountains are single level. A wheelchair accessible section of cabinetry should be installed, and all single level drinking fountains should be replaced with dual level, refrigerated units.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0068AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	2	\$1,364	\$2,728	\$419	\$839	\$3,567
Alcove construction for drinking fountain	EA	2	\$983	\$1,967	\$4,197	\$8,395	\$10,361
Wheelchair accessible sink base cabinet	EA	1	\$450	\$450	\$400	\$400	\$850
Project Totals:				\$5,145		\$9,633	\$14,778

Material/Labor Cost		\$14,778
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$12,328
General Contractor Mark Up at 20.0%	+	\$2,466
Inflation	+	\$0
Construction Cost		\$14,793
Professional Fees at 16.0%	+	\$2,367
Total Project Cost		\$17,160

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0068AC04	Title:	BUILDING SIGNAGE PACKAGE UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0068		
Building Name:	CAPITOL HILL CHILD ENRICHMENT CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	08/05/2014		
Project Location:	Floor-wide: Floor(s) 1		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. To comply with the intent of this legislation, it is recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0068AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	35	\$59.56	\$2,085	\$17.52	\$613	\$2,698
Project Totals:				\$2,085		\$613	\$2,698

Material/Labor Cost		\$2,698
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$2,498</u>
General Contractor Mark Up at 20.0%	+	\$500
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$2,997</u>
Professional Fees at 16.0%	+	<u>\$480</u>
Total Project Cost		<u><u>\$3,477</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0080AC01	Title:	EXTERIOR HANDRAIL UPGRADES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1B	System:	ACCESSIBILITY
		Component:	SITE
		Element:	RAMPS AND WALKS
Building Code:	0080		
Building Name:	25 PARK PLACE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 505	
Project Class:	Plant Adaption		
Project Date:	08/26/2014		
Project Location:	Area Wide: Floor(s) 1		

Project Description

Accessibility legislation requires that exterior steps have handrails on both edges and spaced no more than 88 inches apart, that they have a graspable profile, and that they have the appropriate end geometry. The main entry steps have insufficient handrails, and the south facade exit steps lack a wall handrail. The guardrail at the south facade exit steps also does not comply with code. It is recommended that the north and south facade site steps and the south facade guardrail be upgraded. The new work is to match the existing construction.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0080AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Site step handrail and guardrail upgrade allowance	LOT	1	\$5,500	\$5,500	\$6,400	\$6,400	\$11,900
Project Totals:				\$5,500		\$6,400	\$11,900

Material/Labor Cost		\$11,900
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$10,220</u>
General Contractor Mark Up at 20.0%	+	\$2,044
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$12,264</u>
Professional Fees at 16.0%	+	<u>\$1,962</u>
Total Project Cost		<u><u>\$14,226</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0080AC02	Title:	REVISE INTERIOR STAIR HANDRAILS AND GUARDRAILS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0080		
Building Name:	25 PARK PLACE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	08/26/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. Many of the interior decorative and communicating stairs have non-graspable handrails, discontinuous center handrails, insufficient intermediate handrails, or open-sided stairs with insufficient guardrails. All of these conditions should be corrected.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0080AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Interior handrail and guardrail upgrade allowance	LOT	1	\$7,500	\$7,500	\$12,800	\$12,800	\$20,300
Project Totals:				\$7,500		\$12,800	\$20,300

Material/Labor Cost		\$20,300
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$17,028</u>
General Contractor Mark Up at 20.0%	+	\$3,406
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$20,433</u>
Professional Fees at 16.0%	+	<u>\$3,269</u>
Total Project Cost		<u><u>\$23,703</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0080AC03	Title:	CREATE WHEELCHAIR HEIGHT POSITION AT COUNTERS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0080		
Building Name:	25 PARK PLACE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	904.4	
Project Class:	Plant Adaption		
Project Date:	08/26/2014		
Project Location:	Item Only: Floor(s) 17,7		

Project Description

There is no wheelchair accessible position at the service counter on the seventh floor or at the dining counter on the seventh floor. These counters should be modified to permit access to and use by those in wheelchairs.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0080AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant service counter	LF	6	\$175	\$1,051	\$93.43	\$561	\$1,612
Project Totals:				\$1,051		\$561	\$1,612

Material/Labor Cost		\$1,612
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$1,450</u>
General Contractor Mark Up at 20.0%	+	\$290
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$1,740</u>
Professional Fees at 16.0%	+	<u>\$278</u>
Total Project Cost		<u><u>\$2,019</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0080AC04	Title:	MODIFY BASE CABINETS FOR WHEELCHAIR ACCESS TO SINKS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0080		
Building Name:	25 PARK PLACE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	804	
Project Class:	Plant Adaption		
Project Date:	08/26/2014		
Project Location:	Item Only: Floor(s) 10,14		

Project Description

ADA legislation requires that there be wheelchair access to base cabinet sinks. To comply with the intent of this legislation, it is recommended that the fourteenth floor break room base cabinet and tenth floor pantry millwork be modified for wheelchair access.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0080AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Modify cabinetry millwork for wheelchair access	LOT	1	\$750	\$750	\$1,280	\$1,280	\$2,030
Project Totals:				\$750		\$1,280	\$2,030

Material/Labor Cost		\$2,030
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$1,703</u>
General Contractor Mark Up at 20.0%	+	\$341
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$2,043</u>
Professional Fees at 16.0%	+	<u>\$327</u>
Total Project Cost		<u><u>\$2,370</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0080AC05	Title:	REPLACE SINGLE LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0080		
Building Name:	25 PARK PLACE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	08/26/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

The single level configuration of the drinking fountains on most of the floors may serve the needs of a wheelchair user or someone who cannot stoop, but not both. All of the single level drinking fountains should be replaced with dual level, refrigerated units. The creation of an alcove may be necessary at many of these installations.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0080AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	30	\$1,364	\$40,922	\$419	\$12,578	\$53,500
Alcove construction allowance	EA	23	\$983	\$22,617	\$4,197	\$96,538	\$119,155
Project Totals:				\$63,539		\$109,116	\$172,655

Material/Labor Cost		\$172,655
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$144,769</u>
General Contractor Mark Up at 20.0%	+	\$28,954
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$173,723</u>
Professional Fees at 16.0%	+	<u>\$27,796</u>
Total Project Cost		<u><u>\$201,519</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0080AC06	Title:	ADA SIGNAGE INSTALLATIONS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0080		
Building Name:	25 PARK PLACE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	08/26/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Not all of the signage to the permanent spaces in this building is ADA compliant. To comply with the intent of this legislation, it is recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0080AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	973	\$59.56	\$57,952	\$17.52	\$17,047	\$74,999
Project Totals:				\$57,952		\$17,047	\$74,999

Material/Labor Cost		\$74,999
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$69,442
General Contractor Mark Up at 20.0%	+	\$13,888
Inflation	+	\$0
Construction Cost		\$83,330
Professional Fees at 16.0%	+	\$13,333
Total Project Cost		\$96,663

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0081AC01	Title:	WHEELCHAIR STAIR CLIMBER AND STEP HANDRAIL INSTALLATIONS
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1B	System:	ACCESSIBILITY
		Component:	SITE
		Element:	RAMPS AND WALKS
Building Code:	0081		
Building Name:	58 EDGEWOOD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Item Only: Floor(s) G		

Project Description

There is no apparent way for a wheelchair user to enter this building at the southwest corner entrance due to the steps at this entrance, unless they use the adjacent driveway into the parking area. It is recommended that a wheelchair lift or stair climber be installed at this entrance. It is also proposed that metal handrails be added to the steps at the south entrance and that handrail extensions be added to the existing handrails at the west entrance to provide for the ADA recommended end geometry for all handrails.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0081AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	1	\$7,312	\$7,312	\$1,495	\$1,495	\$8,807
Equipment rental, rail extension and finishing allowance	LOT	1	\$3,500	\$3,500	\$1,920	\$1,920	\$5,420
Project Totals:				\$10,812		\$3,415	\$14,227

Material/Labor Cost		\$14,227
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$13,134
General Contractor Mark Up at 20.0%	+	\$2,627
Inflation	+	\$0
Construction Cost		\$15,760
Professional Fees at 16.0%	+	\$2,522
Total Project Cost		\$18,282

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0081AC02	Title:	DOOR HARDWARE AND BUILDING SIGNAGE PACKAGE UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0081		
Building Name:	58 EDGEWOOD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4, 703.1	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,5,6,G,MB		

Project Description

The knob door hardware is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. There are several areas of this building where the doors already have lever hardware, especially on the first floor, but many more levers are needed. It is recommended that lever hardware be installed on doors that still have knobs. It is also recommended that all of the non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards, which is most of the building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0081AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever door hardware	EA	207	\$341	\$70,525	\$136	\$28,251	\$98,776
ADA compliant signage upgrade allowance	EA	311	\$59.56	\$18,523	\$17.52	\$5,449	\$23,972
Project Totals:				\$89,048		\$33,700	\$122,748

Material/Labor Cost		\$122,748
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$112,400</u>
General Contractor Mark Up at 20.0%	+	\$22,480
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$134,880</u>
Professional Fees at 16.0%	+	<u>\$21,581</u>
Total Project Cost		<u><u>\$156,461</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0081AC03	Title:	INSTALL WALL HANDRAILS AT STAIRS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0081		
Building Name:	58 EDGEWOOD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Item Only: Floor(s) 1,2,3,4,5,6,G,MB		

Project Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. The northeast corner exit stair does not have wall handrails, and neither do the ground floor steps at the elevator lobby. The installation of metal wall handrails is recommended for both stairs. As a side note, there appear to be a number of dead end corridors on several floors, and access to some exit stairs requires that one pass through a tenant space whose door might be lockable. As future partition plans are developed, a code compliant exit access corridor system will need to be maintained, or created, on all floors. The guardrail design of the open-plan south ext stair will also need to be upgraded at the open sides of this stair.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0081AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Painted metal handrails, equipment rental, escutcheons, fasteners, supplies, and tools allowance	LOT	1	\$3,500	\$3,500	\$6,400	\$6,400	\$9,900
Project Totals:				\$3,500		\$6,400	\$9,900

Material/Labor Cost		\$9,900
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$8,270</u>
General Contractor Mark Up at 20.0%	+	\$1,654
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$9,924</u>
Professional Fees at 16.0%	+	<u>\$1,588</u>
Total Project Cost		<u><u>\$11,512</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0081AC04	Title:	INSTALL ADDITIONAL VISUAL AND AUDIBLE FIRE ALARMS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0081		
Building Name:	58 EDGEWOOD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702 NFPA 72		
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

There are a few horn strobes in this building, especially on the renovated first floor, but there are many areas in the exit access system where a horn strobe is not visible. To comply with the requirements of current ADA legislation, additional horn strobes should be installed at locations in the exit access corridor systems where they are not presently visible. The installation allowance for this project is for surface applied wiring conduit. Concealed wiring installations would likely double, or more, the estimated project cost.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0081AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Horn strobe, associated wiring and surface applied conduit, and interior finish repair allowance	EA	51	\$1,500	\$76,500	\$1,920	\$97,920	\$174,420
Project Totals:				\$76,500		\$97,920	\$174,420

Material/Labor Cost		\$174,420
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$148,909
General Contractor Mark Up at 20.0%	+	\$29,782
Inflation	+	\$0
Construction Cost		\$178,691
Professional Fees at 16.0%	+	\$28,590
Total Project Cost		\$207,281

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0081AC05	Title:	INSTALL ASSISTIVE LISTENING SYSTEMS IN TRAINING ROOMS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0081		
Building Name:	58 EDGEWOOD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	219.3,706.1	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Room Only: Floor(s) 3,4		

Project Description

None of the five training rooms appears to have an assistive listening system (ALS). It is recommended that an ALS be installed in five rooms, if they continue to be used as training rooms/classrooms.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0081AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Infrared transmitter and headphone receiver sets	SYS	5	\$1,705	\$8,525	\$1,495	\$7,474	\$16,000
Project Totals:				\$8,525		\$7,474	\$16,000

Material/Labor Cost		\$16,000
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$13,985
General Contractor Mark Up at 20.0%	+	\$2,797
Inflation	+	\$0
Construction Cost		\$16,782
Professional Fees at 16.0%	+	\$2,685
Total Project Cost		\$19,468

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0081AC06	Title:	UPGRADE RESTROOMS FOR WHEELCHAIR ACCESSIBILITY
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0081		
Building Name:	58 EDGEWOOD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	608.1	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Room Only: Floor(s) 4,5,6,G,MB		

Project Description

The restrooms on the middle three floors of this building are wheelchair accessible. The men's and women's restrooms on the bottom two floors and the top three floors vary in their degree of inaccessibility, from toilet partitions that could be removed to create single-user restrooms to eliminating some stalls to widen an adjacent stall. All twelve of the restrooms that need upgrading will require the installation of grab bars and the wrapping of exposed drain piping at sinks.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0081AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair accessibility upgrade allowance	LOT	1	\$15,000	\$15,000	\$30,720	\$30,720	\$45,720
Project Totals:				\$15,000		\$30,720	\$45,720

Material/Labor Cost		\$45,720
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$37,941
General Contractor Mark Up at 20.0%	+	\$7,588
Inflation	+	\$0
Construction Cost		\$45,530
Professional Fees at 16.0%	+	\$7,285
Total Project Cost		<u><u>\$52,815</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0081AC07	Title:	INSTALL DUAL LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0081		
Building Name:	58 EDGEWOOD BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	07/02/2014		
Project Location:	Item Only: Floor(s) 3,6		

Project Description

There is a single level drinking fountain on the third and sixth floors. These may serve the needs of a wheelchair user or someone who cannot stoop, but not both. Both single level drinking fountains should be replaced with dual level, refrigerated units. The creation of an alcove will probably be necessary at both installations.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0081AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	2	\$1,364	\$2,728	\$419	\$839	\$3,567
Alcove construction, including finishes allowance	EA	2	\$983	\$1,967	\$4,197	\$8,395	\$10,361
Project Totals:				\$4,695		\$9,233	\$13,928

Material/Labor Cost		\$13,928
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$11,585
General Contractor Mark Up at 20.0%	+	\$2,317
Inflation	+	\$0
Construction Cost		\$13,902
Professional Fees at 16.0%	+	\$2,224
Total Project Cost		\$16,127

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0082AC01	Title:	UPGRADE HANDRAILS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0082		
Building Name:	PARKING DECK J		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Item Only: Floor(s) P1,P2,P3		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. The steps leading up to the southwest corner exit stair lack a wall handrail, and the wall handrails in both exit stairs lack the recommended end geometry. The installation of a metal wall handrail is recommended at the southwest corner steps, and handrail extensions should be added to the existing wall handrails in both stairs.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0082AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Metal handrail, handrail extensions, equipment rental, supplies, and tools allowance	LOT	1	\$5,500	\$5,500	\$6,400	\$6,400	\$11,900
Project Totals:				\$5,500		\$6,400	\$11,900

Material/Labor Cost		\$11,900
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$10,220
General Contractor Mark Up at 20.0%	+	\$2,044
Inflation	+	\$0
Construction Cost		\$12,264
Professional Fees at 16.0%	+	\$1,962
Total Project Cost		\$14,226

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0082AC02	Title:	WHEELCHAIR STAIR CLIMBER INSTALLATIONS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0082		
Building Name:	PARKING DECK J		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Item Only: Floor(s) P1,P2,P3		

Project Description

There is no apparent way for a wheelchair user to exit any of the three parking levels and enter the adjacent elevator lobby on any of the three contiguous floors due to the steps at the west side of the parking levels. It is recommended that a wheelchair lift or stair climber be installed at these exits/entrances. There is no level-to-level access for wheelchair users because of the steps, until such lifts or climbers are installed at the steps to the elevator lobbies. Due to the apparently assigned nature of the parking spaces in this parking structure, it is probably unlikely that such level-to-level access would be necessary. The University should not be surprised, however, if a future authority-having-jurisdiction might require such wheelchair access between levels.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0082AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	3	\$7,312	\$21,936	\$1,495	\$4,485	\$26,421
Project Totals:				\$21,936		\$4,485	\$26,421

Material/Labor Cost		\$26,421
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$24,791
General Contractor Mark Up at 20.0%	+	\$4,958
Inflation	+	\$0
Construction Cost		\$29,750
Professional Fees at 16.0%	+	\$4,760
Total Project Cost		\$34,510

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0082AC03	Title:	BUILDING SIGNAGE UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0082		
Building Name:	PARKING DECK J		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Undefined: Floor(s) P3		

Project Description

Accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Not all of the signage to the permanent spaces in this facility is ADA compliant. To comply with the intent of this legislation, it is recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards. This project includes upgrading the signage in the three elevator lobbies.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0082AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	21	\$59.56	\$1,251	\$17.52	\$368	\$1,619
Project Totals:				\$1,251		\$368	\$1,619

Material/Labor Cost		\$1,619
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$1,499
General Contractor Mark Up at 20.0%	+	\$300
Inflation	+	\$0
Construction Cost		\$1,798
Professional Fees at 16.0%	+	\$288
Total Project Cost		\$2,086

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0083AC01	Title:	INSTALL WHEELCHAIR STAIR CLIMBER AND UPGRADE HANDRAIL/RAMP
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1B	System:	ACCESSIBILITY
		Component:	SITE
		Element:	RAMPS AND WALKS
Building Code:	0083		
Building Name:	75 PIEDMONT AVENUE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	406, 410	
Project Class:	Plant Adaption		
Project Date:	09/11/2014		
Project Location:	Item Only: Floor(s) L		

Project Description

There is no apparent way for a wheelchair user to enter this building at the main west facade entrance due to the steps at this entrance or to ascend the steps to access the ATM adjacent to this entrance. There is also a set of steps leading up to the exterior entrance of the lobby level restaurant. It is recommended that a wheelchair lift or stair climber be installed at all three sets of steps and that metal handrail extensions be added to the existing handrails to provide the ADA recommended end geometry. The north exit steps lack handrails, and the wheelchair ramp near the east entrance does not comply with the ADA recommended design. Handrails should be added to the north exit steps, and the wheelchair ramp should be reconstructed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0083AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	3	\$7,312	\$21,936	\$1,495	\$4,485	\$26,421
Equipment rental, rails, handrail extensions and finishing allowance	LOT	1	\$4,500	\$4,500	\$3,200	\$3,200	\$7,700
Wheelchair ramp construction allowance	LOT	1	\$2,500	\$2,500	\$3,200	\$3,200	\$5,700
Project Totals:				\$28,936		\$10,885	\$39,821

Material/Labor Cost		\$39,821
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$36,474
General Contractor Mark Up at 20.0%	+	\$7,295
Inflation	+	\$0
Construction Cost		\$43,769
Professional Fees at 16.0%	+	\$7,003
Total Project Cost		\$50,772

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0083AC02	Title:	BUILDING SIGNAGE PACKAGE AND DOOR HARDWARE UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0083		
Building Name:	75 PIEDMONT AVENUE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4, 703.1	
Project Class:	Plant Adaption		
Project Date:	09/11/2014		
Project Location:	Floor-wide: Floor(s) 10,11,12,13,2,3,4,5,6,7,8,9,B,L,P1,P2		

Project Description

There is active construction going on in this building, and more is anticipated in the near future. The presence of knob hardware on doors is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on doors that still have knobs. It is also recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0083AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	29	\$341	\$9,880	\$136	\$3,958	\$13,838
ADA compliant signage upgrade allowance	EA	207	\$59.56	\$12,329	\$17.52	\$3,627	\$15,956
Project Totals:				\$22,209		\$7,585	\$29,794

Material/Labor Cost		\$29,794
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$27,411
General Contractor Mark Up at 20.0%	+	\$5,482
Inflation	+	\$0
Construction Cost		\$32,893
Professional Fees at 16.0%	+	\$5,263
Total Project Cost		\$38,156

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0083AC03	Title:	ELIMINATE HEADROOM PROBLEMS AND ADD CANE DETECTOR GUARDS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0083		
Building Name:	75 PIEDMONT AVENUE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	307	
Project Class:	Plant Adaption		
Project Date:	09/11/2014		
Project Location:	Item Only: Floor(s) 10,11,L		

Project Description

Accessibility legislation mandates a minimum headroom clearance to help minimize the possibility of injury to persons with limited or no vision. The arched passageways in suite 1100 reduces the headroom near the spring line of the arches below that minimum. These arched passageways should be rebuilt as squared openings. The valve on the fire riser at the tenth floor north exit stair and the wall-mounted AED in the main lobby project beyond the 4 inch ADA maximum allowable without a cane guard. A permanent guard, detectable by a cane user, should be installed at both of these locations or the projecting obstructions eliminated. It is possible that other exit stairs on other floors may have a similar projecting valve obstruction. All floor levels of both exit stairs should be evaluated for such obstructions. This project contains an allowance for twenty such additional stairwell projections.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0083AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Arched drywall opening modification allowance	EA	2	\$2,500	\$5,000	\$3,200	\$6,400	\$11,400
Cane detectable guard installation allowance	LOT	21	\$200	\$4,200	\$1,280	\$26,880	\$31,080
Project Totals:				\$9,200		\$33,280	\$42,480

Material/Labor Cost		\$42,480
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$34,230
General Contractor Mark Up at 20.0%	+	\$6,846
Inflation	+	\$0
Construction Cost		\$41,075
Professional Fees at 16.0%	+	\$6,572
Total Project Cost		\$47,647

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0083AC04	Title:	WHEELCHAIR STAIR CLIMBER INSTALL AT LOBBY STEPS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0083		
Building Name:	75 PIEDMONT AVENUE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410	
Project Class:	Plant Adaption		
Project Date:	09/11/2014		
Project Location:	Item Only: Floor(s) L		

Project Description

There is no apparent way for a wheelchair user to access the building lobby from the main west facade entrance due to the steps at the edge of this lobby. It is recommended that a wheelchair lift or stair climber be installed at these steps and that additional metal handrails and handrail extensions be added at the steps.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0083AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	1	\$7,312	\$7,312	\$1,495	\$1,495	\$8,807
Equipment rental, rails, handrail extensions and finishing allowance	LOT	1	\$3,500	\$3,500	\$3,200	\$3,200	\$6,700
Project Totals:				\$10,812		\$4,695	\$15,507

Material/Labor Cost		\$15,507
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$14,105
General Contractor Mark Up at 20.0%	+	\$2,821
Inflation	+	\$0
Construction Cost		\$16,926
Professional Fees at 16.0%	+	\$2,708
Total Project Cost		\$19,634

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0083AC05	Title:	IMPROVE EXIT DOOR WIDTH FROM ELEVATOR LOBBIES TO PARKING
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0083		
Building Name:	75 PIEDMONT AVENUE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	404.2.3	
Project Class:	Plant Adaption		
Project Date:	09/11/2014		
Project Location:	Item Only: Floor(s) B,L,P1,P2		

Project Description

Accessibility legislation requires that doors be a minimum of 32" wide, and if there is a pair of doors, at least one leaf is to be a minimum of 32" in width. Neither leaf of the pair of exit doors from the three lower floor elevator lobbies to the adjacent parking level is 32" wide. These three pairs of exit doors should be removed and replaced by a new pair of painted metal exit doors where at least one leaf in each pair is a minimum of 32" wide. Include all operating hardware and code required exiting devices. The security systems will need to be protected during the reconstruction process and reconnected following the new door installations. An additional issue, although fire/life safety related rather than handicap accessibility related, is the very narrow width of the corridor back to the north exit stair at the lobby level. It is possible that the authority-having-jurisdiction might require that this corridor be widened.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0083AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Demolition, equipment rental, painted metal door, all operating door hardware allowance	EA	3	\$5,600	\$16,800	\$6,400	\$19,200	\$36,000
Project Totals:				\$16,800		\$19,200	\$36,000

Material/Labor Cost		\$36,000
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$30,953</u>
General Contractor Mark Up at 20.0%	+	\$6,191
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$37,143</u>
Professional Fees at 16.0%	+	<u>\$5,943</u>
Total Project Cost		<u><u>\$43,086</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0083AC06	Title:	CREATE WHEELCHAIR HEIGHT POSITION AT SERVICE COUNTERS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0083		
Building Name:	75 PIEDMONT AVENUE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	904.4	
Project Class:	Plant Adaption		
Project Date:	09/11/2014		
Project Location:	Undefined: Floor(s) L		

Project Description

There are several service counters throughout this building and at least one built-in dining counter in a break room. None of these amenities has a position at an appropriate height for a wheelchair user. There is active construction going on in this building, and more is likely to happen within a few months. The new work should be in total ADA compliance and might remedy some of the existing non-compliance. Where that does not happen, the service and luncheon counters should be modified to permit access to and use by those in wheelchairs.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0083AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Service counter modification for ADA compliance estimate allowance	LF	80	\$175	\$14,014	\$93.43	\$7,474	\$21,489
Project Totals:				\$14,014		\$7,474	\$21,489

Material/Labor Cost		\$21,489
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$19,337
General Contractor Mark Up at 20.0%	+	\$3,867
Inflation	+	\$0
Construction Cost		\$23,205
Professional Fees at 16.0%	+	\$3,713
Total Project Cost		\$26,917

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0083AC07	Title:	UPGRADE RESTROOMS FOR WHEELCHAIR ACCESSIBILITY
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0083		
Building Name:	75 PIEDMONT AVENUE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	608.1	
Project Class:	Plant Adaption		
Project Date:	09/11/2014		
Project Location:	Undefined: Floor(s) L		

Project Description

Most of these restrooms have at least one ambulatory accessible water closet stall, and some have at least one front-approach wheelchair accessible lavatory. A few do have a wheelchair accessible water closet stall. Each restroom lacking a wheelchair accessible water closet stall and/or lacking at least one front-approach wheelchair accessible lavatory will need to be upgraded for ADA compliance. Some single-user restrooms may need to be enlarged if they are in a medical patient-related office suite, and some multi-user restrooms may need to be converted to single-user restrooms.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0083AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair accessibility upgrade allowance	EA	19	\$2,750	\$52,250	\$6,400	\$121,600	\$173,850
Project Totals:				\$52,250		\$121,600	\$173,850

Material/Labor Cost		\$173,850
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$143,238</u>
General Contractor Mark Up at 20.0%	+	\$28,648
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$171,886</u>
Professional Fees at 16.0%	+	<u>\$27,502</u>
Total Project Cost		<u><u>\$199,388</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0083AC08	Title:	INSTALL DUAL LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0083		
Building Name:	75 PIEDMONT AVENUE		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	09/11/2014		
Project Location:	Item Only: Floor(s) 10,11,12,3,4,5,7,8,9,L		

Project Description

There are single level drinking fountains on almost every floor of this building. These may serve the needs of a wheelchair user or someone who cannot stoop, but not both. All of the single level drinking fountains should be replaced with dual level, refrigerated units. The creation of a new alcove or the enlargement of an existing one will probably be necessary at all installations.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0083AC08

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	10	\$1,364	\$13,641	\$419	\$4,193	\$17,833
Alcove construction, including finishes allowance	EA	10	\$983	\$9,834	\$4,197	\$41,973	\$51,807
Project Totals:				\$23,474		\$46,166	\$69,640

Material/Labor Cost		\$69,640
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$57,927
General Contractor Mark Up at 20.0%	+	\$11,585
Inflation	+	\$0
Construction Cost		\$69,512
Professional Fees at 16.0%	+	\$11,122
Total Project Cost		\$80,634

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0087AC01	Title:	STAIR CLIMBER INSTALLATION
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0087		
Building Name:	STUDENT OUTDOOR RECREATION CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410	
Project Class:	Plant Adaption		
Project Date:	08/05/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

There is no apparent way to navigate the steps to meeting room 101 . It is recommended that a wheelchair lift or stair climber be installed at this location.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0087AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	1	\$7,312	\$7,312	\$1,495	\$1,495	\$8,807
Project Totals:				\$7,312		\$1,495	\$8,807

Material/Labor Cost		\$8,807
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$8,264
General Contractor Mark Up at 20.0%	+	\$1,653
Inflation	+	\$0
Construction Cost		\$9,917
Professional Fees at 16.0%	+	\$1,587
Total Project Cost		\$11,503

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0087AC02	Title:	MAIN MEETING ROOM ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0087		
Building Name:	STUDENT OUTDOOR RECREATION CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	219.3, 706.1, 806	
Project Class:	Plant Adaption		
Project Date:	08/05/2014		
Project Location:	Room Only: Floor(s) 1		

Project Description

Team meeting room 101 has no seating spaces designated for wheelchair users, and there is no assistive listening system. Modify the seating to accommodate persons in a wheelchair, and install a transmitter and headphone receiver set for those who require audible assistance.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0087AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Seating modifications	LOT	2	\$993	\$1,985	\$622	\$1,245	\$3,230
Infrared transmitter and headphone receiver sets	SYS	1	\$1,705	\$1,705	\$1,495	\$1,495	\$3,200
Project Totals:				\$3,690		\$2,740	\$6,430

Material/Labor Cost		\$6,430
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$5,678
General Contractor Mark Up at 20.0%	+	\$1,136
Inflation	+	\$0
Construction Cost		\$6,813
Professional Fees at 16.0%	+	\$1,090
Total Project Cost		\$7,903

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0087AC03	Title:	SIGNAGE UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0087		
Building Name:	STUDENT OUTDOOR RECREATION CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	08/05/2014		
Project Location:	Floor-wide: Floor(s) 1,G		

Project Description

There is no accessibility directional signage in this building. Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. To comply with the intent of this legislation, it is recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0087AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	60	\$59.56	\$3,574	\$17.52	\$1,051	\$4,625
Project Totals:				\$3,574		\$1,051	\$4,625

Material/Labor Cost		\$4,625
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$4,282
General Contractor Mark Up at 20.0%	+	\$856
Inflation	+	\$0
Construction Cost		\$5,139
Professional Fees at 16.0%	+	\$822
Total Project Cost		\$5,961

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0088AC01	Title:	INSTALL ASSISTIVE LISTENING SYSTEMS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0088		
Building Name:	NORTH METRO CENTER AT ALPHARETTA II		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	219.3, 706.1	
Project Class:	Plant Adaption		
Project Date:	10/16/2014		
Project Location:	Room Only: Floor(s) 1,2		

Project Description

If an assembly area is to hold a minimum of 50 people and has fixed seating, the ADA requires that a permanent assistive listening system (ALS) be available. Classrooms 0106, 0107, 0112, 0218, and 0220 do not appear to have an assistive listening system. It is recommended that an ALS be installed in these classrooms.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0088AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Infrared transmitter and headphone receiver sets	SYS	5	\$1,705	\$8,525	\$1,495	\$7,474	\$16,000
Project Totals:				\$8,525		\$7,474	\$16,000

Material/Labor Cost		\$16,000
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$13,985</u>
General Contractor Mark Up at 20.0%	+	\$2,797
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$16,782</u>
Professional Fees at 16.0%	+	<u>\$2,685</u>
Total Project Cost		<u><u>\$19,468</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0096AC01	Title:	BUILDING ENTRY ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC2A	System:	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	0096		
Building Name:	100 AUBURN AVE/CENTENNIAL HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 405, 505	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

The north side porch accessed from conference room 120 is not wheelchair accessible. It is recommended that a wheelchair ramp be installed at the entrance closest to a designated accessible parking space.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0096AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair ramp construction, including handrails	VFT	6	\$2,242	\$13,454	\$1,985	\$11,912	\$25,366
Project Totals:				\$13,454		\$11,912	\$25,366

Material/Labor Cost		\$25,366
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$22,159
General Contractor Mark Up at 20.0%	+	\$4,432
Inflation	+	\$0
Construction Cost		\$26,591
Professional Fees at 16.0%	+	\$4,254
Total Project Cost		<u><u>\$30,845</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0096AC02	Title:	DRINKING FOUNTAIN AND SERVICE COUNTER UPGRADES
Priority Sequence:			
Priority Class:	3		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0096		
Building Name:	100 AUBURN AVE/CENTENNIAL HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602, 804	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Item Only: Floor(s) 1,2,B		

Project Description

The service counters in the first floor coffee cafe and reception areas lack a wheelchair height position, and the drinking fountain in the basement is single level. A wheelchair accessible section should be incorporated into each non-compliant service counter, and the drinking fountain should be replaced with a dual level unit.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0096AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	1	\$1,364	\$1,364	\$419	\$419	\$1,783
Alcove construction for drinking fountain	EA	1	\$983	\$983	\$4,197	\$4,197	\$5,181
ADA compliant service counter	LF	8	\$175	\$1,401	\$93.43	\$747	\$2,149
Project Totals:				\$3,749		\$5,364	\$9,113

Material/Labor Cost		\$9,113
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$7,726
General Contractor Mark Up at 20.0%	+	\$1,545
Inflation	+	\$0
Construction Cost		\$9,272
Professional Fees at 16.0%	+	\$1,483
Total Project Cost		\$10,755

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0096AC03	Title:	AUDITORIUM ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4A	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	FUNCTIONAL SPACE MOD.
Building Code:	0096		
Building Name:	100 AUBURN AVE/CENTENNIAL HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	219.3, 706.1, 806, 505	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Room Only: Floor(s) 1		

Project Description

The first floor auditorium and first floor conference room 120 have multiple barriers to accessibility. There are no seating spaces designated for wheelchair use in the auditorium. It is recommended that three seats be modified to accommodate a wheelchair. Also, neither room is equipped with an assistive listening system. A transmitter should be installed and headphone receiver sets provided in each room to accommodate those who require audible assistance. The stage at the auditorium is not wheelchair accessible. It is recommended that a wheelchair lift be installed at the stage. The sloped floors in the auditorium lack handrails. It is recommended that compliant wall-mounted metal handrails be installed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0096AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Seating modifications	LOT	3	\$993	\$2,978	\$622	\$1,867	\$4,845
Infrared transmitter and headphone receiver sets	SYS	2	\$1,705	\$3,410	\$1,495	\$2,990	\$6,400
Stage wheelchair lift	SYS	1	\$8,175	\$8,175	\$4,671	\$4,671	\$12,847
Wall-mounted handrail system, painted	LF	200	\$56.65	\$11,330	\$39.70	\$7,940	\$19,270
Project Totals:				\$25,893		\$17,469	\$43,362

Material/Labor Cost		\$43,362
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$38,505
General Contractor Mark Up at 20.0%	+	\$7,701
Inflation	+	\$0
Construction Cost		\$46,206
Professional Fees at 16.0%	+	\$7,393
Total Project Cost		\$53,598

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0096AC04	Title:	INTERIOR DOOR ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0096		
Building Name:	100 AUBURN AVE/CENTENNIAL HALL		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4, 703.1	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Floor-wide: Floor(s) 1,B		

Project Description

The knob actuated door hardware in non-renovated portions of the building at the basement and the first floor kitchen is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, signage to the permanent spaces is not ADA compliant. It is recommended that all non-compliant room and directional signage be upgraded to conform to appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0096AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	42	\$59.56	\$2,502	\$17.52	\$736	\$3,237
Lever actuated door hardware	EA	42	\$341	\$14,309	\$136	\$5,732	\$20,042
Project Totals:				\$16,811		\$6,468	\$23,279

Material/Labor Cost		\$23,279
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$21,300
General Contractor Mark Up at 20.0%	+	\$4,260
Inflation	+	\$0
Construction Cost		\$25,560
Professional Fees at 16.0%	+	\$4,090
Total Project Cost		\$29,649

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0096AC05 **Title:** RESTROOM ACCESSIBILITY UPGRADES

Priority Sequence:

Priority Class: 2

Category Code: AC3E **System:** ACCESSIBILITY
Component: INTERIOR PATH OF TRAVEL
Element: RESTROOMS/BATHROOMS

Building Code: 0096

Building Name: 100 AUBURN AVE/CENTENNIAL HALL

Subclass/Savings: Not Applicable

Code Application: ADAAG 309, 604, 605, 606

Project Class: Plant Adaption

Project Date: 09/10/2014

Project Location: Floor-wide: Floor(s) 1,B

Project Description

The men's and women's restrooms at the basement level, first floor, and first floor kitchen are not ADA compliant. All non-compliant restrooms should be renovated to provide compliant fixtures and accessories.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0096AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Door operator, signage, and controls	EA	4	\$4,118	\$16,473	\$1,424	\$5,697	\$22,170
Grab bars (per stall)	SYS	4	\$159	\$635	\$374	\$1,495	\$2,130
Mirror	EA	4	\$327	\$1,308	\$251	\$1,004	\$2,312
ADA compliant signage	EA	4	\$59.56	\$238	\$17.52	\$70	\$308
ADA compliant lavatory	EA	4	\$689	\$2,758	\$257	\$1,027	\$3,784
ADA compliant toilet	EA	4	\$1,083	\$4,332	\$286	\$1,145	\$5,477
High density polymer toilet partition modification	EA	4	\$1,810	\$7,241	\$1,121	\$4,485	\$11,725
Project Totals:				\$32,985		\$14,923	\$47,907

Material/Labor Cost		\$47,907
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$43,486
General Contractor Mark Up at 20.0%	+	\$8,697
Inflation	+	\$0
Construction Cost		\$52,184
Professional Fees at 16.0%	+	\$8,349
Total Project Cost		\$60,533

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0097AC01	Title:	INSTALL EXTERIOR HANDRAILS AND POWER GATE OPERATOR
Priority Sequence:			
Priority Class:	1		
Category Code:	AC2A	System:	ACCESSIBILITY
		Component:	BUILDING ENTRY
		Element:	GENERAL
Building Code:	0097		
Building Name:	60 PIEDMONT AVE/ALUMNI CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1, 309, 403.6, 505	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

The small ramp at the east side first floor entry is not equipped with handrails. Compliant metal handrails should be installed. In addition, the security gate to the parking area is heavy and difficult to operate (more than a 20 pound pull). A power door operator should be installed to provide adequate access to the building from the parking area.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0097AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Door operator, signage, and controls	EA	1	\$4,118	\$4,118	\$1,424	\$1,424	\$5,543
Freestanding handrail system, painted	LF	30	\$102	\$3,066	\$168	\$5,045	\$8,111
Project Totals:				\$7,184		\$6,469	\$13,653

Material/Labor Cost		\$13,653
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$11,915
General Contractor Mark Up at 20.0%	+	\$2,383
Inflation	+	\$0
Construction Cost		\$14,297
Professional Fees at 16.0%	+	\$2,288
Total Project Cost		\$16,585

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0097AC02 **Title:** ADD AUDIBLE SIGNALS TO ELEVATOR

Priority Sequence:

Priority Class: 2

Category Code: AC3A

System: ACCESSIBILITY

Component: INTERIOR PATH OF TRAVEL

Element: LIFTS/RAMPS/ELEVATORS

Building Code: 0097

Building Name: 60 PIEDMONT AVE/ALUMNI CENTER

Subclass/Savings: Not Applicable

Code Application: ADAAG 407

Project Class: Plant Adaption

Project Date: 09/10/2014

Project

Location: Item Only: Floor(s) 1

Project Description

The elevator does not have audible signals. The elevator control system should be upgraded to include audible signals.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0097AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Elevator accessibility package upgrades	EA	1	\$600	\$600	\$250	\$250	\$850
Project Totals:				\$600		\$250	\$850

Material/Labor Cost		\$850
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$775
General Contractor Mark Up at 20.0%	+	\$155
Inflation	+	\$0
Construction Cost		\$930
Professional Fees at 16.0%	+	\$149
Total Project Cost		<u><u>\$1,078</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0097AC03	Title:	DRINKING FOUNTAIN UPGRADE
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0097		
Building Name:	60 PIEDMONT AVE/ALUMNI CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Item Only: Floor(s) 2		

Project Description

The single level drinking fountain at the second floor is a barrier to accessibility. It should be replaced with a dual level, refrigerated unit.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0097AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	1	\$1,364	\$1,364	\$419	\$419	\$1,783
Alcove construction for drinking fountain	EA	1	\$983	\$983	\$4,197	\$4,197	\$5,181
Project Totals:				\$2,347		\$4,617	\$6,964

Material/Labor Cost		\$6,964
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$5,793
General Contractor Mark Up at 20.0%	+	\$1,159
Inflation	+	\$0
Construction Cost		\$6,951
Professional Fees at 16.0%	+	\$1,112
Total Project Cost		\$8,063

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0097AC04	Title:	STAIR SAFETY UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0097		
Building Name:	60 PIEDMONT AVE/ALUMNI CENTER		
Subclass/Savings:	Not Applicable		
Code Application:	IBC	1003.3	
	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	09/10/2014		
Project Location:	Item Only: Floor(s) 1,2,3		

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must prevent the passage of a 4 inch diameter sphere (6 inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0097AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	2	\$642	\$1,285	\$584	\$1,168	\$2,453
Switchback handrail/guardrail system per floor	FLR	2	\$1,455	\$2,910	\$934	\$1,869	\$4,779
Project Totals:				\$4,195		\$3,036	\$7,231

Material/Labor Cost		\$7,231
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$6,395
General Contractor Mark Up at 20.0%	+	\$1,279
Inflation	+	\$0
Construction Cost		\$7,674
Professional Fees at 16.0%	+	\$1,228
Total Project Cost		\$8,902

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0098AC01	Title:	UPGRADE STAIR HANDRAILS AND GUARDRAILS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3B	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	STAIRS AND RAILINGS
Building Code:	0098		
Building Name:	PARKING DECK T		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	505	
Project Class:	Plant Adaption		
Project Date:	08/29/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,5,6,7,8		

Project Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. None of the stair wall handrails have the recommended end geometry, and the guardrails are too low and lack sufficient infill. The application of metal handrail extensions is recommended for all of the exit stairs, and the upper level guardrails need to be upgraded.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0098AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Painted metal handrails extensions, equipment rental, supplies, and tools allowance	LOT	1	\$12,000	\$12,000	\$6,400	\$6,400	\$18,400
Stair guardrail upgrade allowance	LOT	1	\$5,500	\$5,500	\$3,200	\$3,200	\$8,700
Project Totals:				\$17,500		\$9,600	\$27,100

Material/Labor Cost		\$27,100
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$24,349
General Contractor Mark Up at 20.0%	+	\$4,870
Inflation	+	\$0
Construction Cost		\$29,219
Professional Fees at 16.0%	+	\$4,675
Total Project Cost		\$33,894

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0098AC02	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARMS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0098		
Building Name:	PARKING DECK T		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702 NFPA 72		
Project Class:	Plant Adaption		
Project Date:	08/29/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

There are horn strobes throughout this structure, but there are numerous areas where a horn strobe is not visible. To comply with the requirements of ADA legislation, a few more additional horn strobes will need to be installed at locations where they are not presently visible. The installation allowance for this project is for surface applied wiring conduit from adjacent existing horn strobes. Concealed wiring installations would not be practical.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0098AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Horn strobe, associated wiring and surface applied conduit, and interior finish repair allowance	EA	27	\$1,500	\$40,500	\$1,920	\$51,840	\$92,340
Project Totals:				\$40,500		\$51,840	\$92,340

Material/Labor Cost		\$92,340
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$78,834
General Contractor Mark Up at 20.0%	+	\$15,767
Inflation	+	\$0
Construction Cost		\$94,601
Professional Fees at 16.0%	+	\$15,136
Total Project Cost		\$109,737

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0098AC03	Title:	ADA SIGNAGE INSTALLATIONS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0098		
Building Name:	PARKING DECK T		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	08/29/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

Accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Not all of the signage to the permanent spaces in this facility is ADA compliant. To comply with the intent of this legislation, it is recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0098AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	31	\$59.56	\$1,846	\$17.52	\$543	\$2,389
Project Totals:				\$1,846		\$543	\$2,389

Material/Labor Cost		\$2,389
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,212
General Contractor Mark Up at 20.0%	+	\$442
Inflation	+	\$0
Construction Cost		\$2,655
Professional Fees at 16.0%	+	\$425
Total Project Cost		\$3,080

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0099AC01	Title:	WHEELCHAIR STAIR CLIMBER INSTALLATION
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1B	System:	ACCESSIBILITY
		Component:	SITE
		Element:	RAMPS AND WALKS
Building Code:	0099		
Building Name:	40 PRYOR BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	410	
Project Class:	Plant Adaption		
Project Date:	07/03/2014		
Project Location:	Item Only: Floor(s) 1		

Project Description

There is no apparent way for a wheelchair user to enter this building due to the steps at main entrance. It is recommended that a wheelchair lift or stair climber be installed at this entrance and that metal handrail extensions be added to the existing handrails to provide for the ADA recommended end geometry for all handrails.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0099AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	1	\$7,312	\$7,312	\$1,495	\$1,495	\$8,807
Equipment rental, rail extension and finishing allowance	LOT	1	\$3,500	\$3,500	\$1,920	\$1,920	\$5,420
Project Totals:				\$10,812		\$3,415	\$14,227

Material/Labor Cost		\$14,227
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$13,134
General Contractor Mark Up at 20.0%	+	\$2,627
Inflation	+	\$0
Construction Cost		\$15,760
Professional Fees at 16.0%	+	\$2,522
Total Project Cost		\$18,282

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0099AC02	Title:	DOOR HARDWARE AND BUILDING SIGNAGE UPGRADES
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0099		
Building Name:	40 PRYOR BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	309.4, 703.1	
Project Class:	Plant Adaption		
Project Date:	07/03/2014		
Project Location:	Floor-wide: Floor(s) 1,2,3,4,B1,B2,R		

Project Description

The presence of knob hardware on doors is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on doors that still have knob hardware. It is recommended that all of the non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0099AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lever actuated door hardware	EA	93	\$341	\$31,685	\$136	\$12,693	\$44,378
ADA compliant signage upgrade allowance	EA	135	\$59.56	\$8,041	\$17.52	\$2,365	\$10,406
Project Totals:				\$39,726		\$15,058	\$54,784

Material/Labor Cost		\$54,784
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$50,161
General Contractor Mark Up at 20.0%	+	\$10,032
Inflation	+	\$0
Construction Cost		\$60,194
Professional Fees at 16.0%	+	\$9,631
Total Project Cost		\$69,825

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number: 0099AC03 **Title:** INSTALL WALL HANDRAILS AT STAIRS

Priority Sequence:

Priority Class: 2

Category Code: AC3B

System: ACCESSIBILITY
Component: INTERIOR PATH OF TRAVEL
Element: STAIRS AND RAILINGS

Building Code: 0099

Building Name: 40 PRYOR BUILDING

Subclass/Savings: Not Applicable

Code Application: ADAAG 505

Project Class: Plant Adaption

Project Date: 07/03/2014

Project Location: Item Only: Floor(s) 1,2,3,4,B1,B2

Project Description

Current accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. Neither of the exit stairs has wall handrails. The installation of metal wall handrails is recommended for both stairs.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0099AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Painted metal handrails, equipment rental, supplies, and tools allowance	LOT	1	\$4,500	\$4,500	\$6,400	\$6,400	\$10,900
Project Totals:				\$4,500		\$6,400	\$10,900

Material/Labor Cost		\$10,900
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$9,245
General Contractor Mark Up at 20.0%	+	\$1,849
Inflation	+	\$0
Construction Cost		\$11,094
Professional Fees at 16.0%	+	\$1,775
Total Project Cost		\$12,869

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0099AC04	Title:	INSTALL ADA COMPLIANT ELEVATOR
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3A	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	LIFTS/RAMPS/ELEVATORS
Building Code:	0099		
Building Name:	40 PRYOR BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ANSI	A17.1	
Project Class:	Plant Adaption		
Project Date:	07/03/2014		
Project Location:	Item Only: Floor(s) 1,2,3,4,B1,B2		

Project Description

There is an elevator in this building, but it is too small to be ADA compliant. The elevator should be removed and replaced with an ADA compliant elevator cab. It is not known if the existing elevator shaft is large enough to accommodate a larger cab. The proposed project represents the installation of a new elevator shaft, rated enclosure, and new elevator cab, with all operating equipment and controls. If a new elevator shaft is required, the existing elevator and shaft can continue to remain in use or be closed-off and left abandoned-in-place.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0099AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Elevator installation (two stop) within the current building footprint	SYS	1	\$69,400	\$69,400	\$51,600	\$51,600	\$121,000
Increase allowance for each additional floor	FLR	4	\$16,000	\$64,000	\$27,000	\$108,000	\$172,000
Project Totals:				\$133,400		\$159,600	\$293,000

Material/Labor Cost		\$293,000
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$251,201
General Contractor Mark Up at 20.0%	+	\$50,240
Inflation	+	\$0
Construction Cost		\$301,442
Professional Fees at 16.0%	+	\$48,231
Total Project Cost		\$349,672

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0099AC05	Title:	INSTALL ADDITIONAL AUDIBLE AND VISUAL FIRE ALARMS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC4B	System:	ACCESSIBILITY
		Component:	GENERAL
		Element:	OTHER
Building Code:	0099		
Building Name:	40 PRYOR BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG 702 NFPA 72		
Project Class:	Plant Adaption		
Project Date:	07/03/2014		
Project Location:	Undefined: Floor(s) 1		

Project Description

There are a few horn strobes in this building, but there are many areas in the exit access system where a horn strobe is not visible. To comply with the requirements of current ADA legislation, additional horn strobes should be installed at locations in the exit access corridors where they are not presently visible. The installation allowance for this project is for surface applied wiring conduit. Concealed wiring installations would likely double, or more, the estimated project cost.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0099AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Horn strobe, associated wiring and surface applied conduit, and interior finish repair allowance	EA	33	\$1,500	\$49,500	\$1,920	\$63,360	\$112,860
Project Totals:				\$49,500		\$63,360	\$112,860

Material/Labor Cost		\$112,860
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		<u>\$96,353</u>
General Contractor Mark Up at 20.0%	+	\$19,271
Inflation	+	<u>\$0</u>
Construction Cost		<u>\$115,623</u>
Professional Fees at 16.0%	+	<u>\$18,500</u>
Total Project Cost		<u><u>\$134,123</u></u>

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0099AC06	Title:	UPGRADE RESTROOMS FOR ADA COMPLIANCE
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0099		
Building Name:	40 PRYOR BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	604.1, 604.8, 605.1, 606.1	
Project Class:	Plant Adaption		
Project Date:	07/03/2014		
Project Location:	Room Only: Floor(s) 1,2,3,4		

Project Description

The restrooms are not ADA compliant. It is recommended that all eight restrooms be upgraded for ADA compliance, including the fixtures, finishes, and accessories. The door into each of these restrooms is too narrow and will need to be replaced with wider, ADA compliant doors.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0099AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA upgrade allowance to existing restrooms	EA	8	\$5,880	\$47,041	\$8,223	\$65,784	\$112,825
Replacement restroom entry door allowance	EA	8	\$3,100	\$24,800	\$3,200	\$25,600	\$50,400
Project Totals:				\$71,841		\$91,384	\$163,225

Material/Labor Cost		\$163,225
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$139,405
General Contractor Mark Up at 20.0%	+	\$27,881
Inflation	+	\$0
Construction Cost		\$167,286
Professional Fees at 16.0%	+	\$26,766
Total Project Cost		\$194,052

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0099AC07	Title:	REPLACE SINGLE LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0099		
Building Name:	40 PRYOR BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	07/03/2014		
Project Location:	Item Only: Floor(s) 1,2,3,4		

Project Description

The single level configuration of the drinking fountains on each occupied floor may serve the needs of a wheelchair user or someone who cannot stoop, but not both. These drinking fountains should be replaced with dual level, refrigerated units. The creation of an alcove will probably be necessary at all four installations.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0099AC07

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	2	\$1,364	\$2,728	\$419	\$839	\$3,567
Alcove construction allowance	EA	4	\$983	\$3,933	\$4,197	\$16,789	\$20,723
Project Totals:				\$6,662		\$17,628	\$24,289

Material/Labor Cost		\$24,289
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$19,874
General Contractor Mark Up at 20.0%	+	\$3,975
Inflation	+	\$0
Construction Cost		\$23,849
Professional Fees at 16.0%	+	\$3,816
Total Project Cost		\$27,665

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0102AC01	Title:	EXTERIOR ENTRANCE STEP HANDRAIL UPGRADES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1B	System:	ACCESSIBILITY
		Component:	SITE
		Element:	RAMPS AND WALKS
Building Code:	0102		
Building Name:	55 PARK PLACE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	403.6, 505	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Area Wide: Floor(s) L		

Project Description

Accessibility legislation requires that exterior steps have handrails on both edges, be spaced no more than 88 inches apart, that they have a graspable profile, and that they have the appropriate end geometry. The main entry steps have insufficient handrails and do not have a graspable profile. To comply with the intent of the ADA legislation, it is recommended that the site steps handrails be upgraded and that additional handrails be added. The new work is to match the existing construction.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0102AC01

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Site step handrail upgrade allowance	LOT	1	\$4,500	\$4,500	\$3,200	\$3,200	\$7,700
Project Totals:				\$4,500		\$3,200	\$7,700

Material/Labor Cost		\$7,700
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$6,816
General Contractor Mark Up at 20.0%	+	\$1,363
Inflation	+	\$0
Construction Cost		\$8,180
Professional Fees at 16.0%	+	\$1,309
Total Project Cost		\$9,488

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0102AC02	Title:	SITE ACCESSIBILITY UPGRADES
Priority Sequence:			
Priority Class:	1		
Category Code:	AC1B	System:	ACCESSIBILITY
		Component:	SITE
		Element:	RAMPS AND WALKS
Building Code:	0102		
Building Name:	55 PARK PLACE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	307.4, 502	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Undefined: Floor(s) L		

Project Description

There are no handicapped designated parking spaces near the elevators on the lower parking level. The minimum number of required spaces should be designated. Along the south facade public sidewalk are several trees with branches hanging below the minimum headroom clearance specified by the ADA. The branches below that minimum clearance should be professionally removed by a licensed arborist.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0102AC02

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Handicapped parking space designation allowance	LOT	1	\$200	\$200	\$1,280	\$1,280	\$1,480
Tree branch pruning allowance	LOT	1	\$300	\$300	\$1,500	\$1,500	\$1,800
Project Totals:				\$500		\$2,780	\$3,280

Material/Labor Cost		\$3,280
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$2,598
General Contractor Mark Up at 20.0%	+	\$520
Inflation	+	\$0
Construction Cost		\$3,117
Professional Fees at 16.0%	+	\$499
Total Project Cost		\$3,616

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0102AC03	Title:	INCREASE ATRIUM DOOR WIDTHS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3C	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DOORS AND HARDWARE
Building Code:	0102		
Building Name:	55 PARK PLACE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	404.2.3	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Item Only: Floor(s) 11,12,13,14,4,5		

Project Description

Current accessibility legislation requires that doors have a minimum clear width of 32 inches between the doorframe and the operating lever hardware. None of the various atrium doors have the minimum clear opening width. The replacement of these doors with doors that have the required minimum opening width is proposed.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0102AC03

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replacement allowance for atrium doors	EA	16	\$3,500	\$56,000	\$1,920	\$30,720	\$86,720
Project Totals:				\$56,000		\$30,720	\$86,720

Material/Labor Cost		\$86,720
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$77,916
General Contractor Mark Up at 20.0%	+	\$15,583
Inflation	+	\$0
Construction Cost		\$93,500
Professional Fees at 16.0%	+	\$14,960
Total Project Cost		\$108,460

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0102AC04	Title:	GENERAL ADA UPGRADES FOR RESTROOMS
Priority Sequence:			
Priority Class:	2		
Category Code:	AC3E	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	RESTROOMS/BATHROOMS
Building Code:	0102		
Building Name:	55 PARK PLACE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	307.4, 606.1	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Undefined: Floor(s) L		

Project Description

Among the requirements in current ADA legislation is that at least one lavatory in each restroom be wheelchair accessible and have the exposed portions of its drain piping insulated. Additionally, amenity dispensing devices are to be installed such that the highest operating portion of the dispenser is no more than 48 inches above the floor. Also, dispensers and shelving should not project more than 4 inches from the wall surface without a warning structure beneath that object to alert those with limited or no sight. Most of the exposed drain piping at the lavatories and sinks does not have insulating wraps, some dispensers have operating or dispensing components above the 48 inch mark, and many wall-mounted amenities project beyond the 4 inch maximum. All of these conditions should be corrected.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0102AC04

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lavatory and sink drain piping insulating allowance	LOT	1	\$22,000	\$22,000	\$6,400	\$6,400	\$28,400
Headroom and wall projection correction allowanceL	LOT	1	\$50,000	\$50,000	\$12,800	\$12,800	\$62,800
Project Totals:				\$72,000		\$19,200	\$91,200

Material/Labor Cost		\$91,200
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$84,773
General Contractor Mark Up at 20.0%	+	\$16,955
Inflation	+	\$0
Construction Cost		\$101,727
Professional Fees at 16.0%	+	\$16,276
Total Project Cost		\$118,004

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0102AC05	Title:	REPLACE SINGLE LEVEL DRINKING FOUNTAINS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3F	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	DRINKING FOUNTAINS
Building Code:	0102		
Building Name:	55 PARK PLACE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	211, 602	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Item Only: Floor(s) 10,11,12,13,14,15,16,18,19,2,3,4,5,6,7,8,9		

Project Description

The single level configuration of the drinking fountains in this building may serve the needs of a wheelchair user or someone who cannot stoop, but not both. All of the single level drinking fountains should be replaced with dual level, refrigerated units. The creation of an alcove may be necessary at many of these installations, especially in the restroom corridors.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0102AC05

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual level drinking fountain	EA	39	\$1,364	\$53,199	\$419	\$16,351	\$69,550
Alcove construction allowance	EA	18	\$983	\$17,700	\$4,197	\$75,551	\$93,252
Project Totals:				\$70,899		\$91,903	\$162,802

Material/Labor Cost		\$162,802
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$138,881
General Contractor Mark Up at 20.0%	+	\$27,776
Inflation	+	\$0
Construction Cost		\$166,657
Professional Fees at 16.0%	+	\$26,665
Total Project Cost		\$193,322

Specific Project Details
Facility Condition Assessment
Section Three

Project Description

Project Number:	0102AC06	Title:	ADA SIGNAGE INSTALLATIONS
Priority Sequence:			
Priority Class:	3		
Category Code:	AC3D	System:	ACCESSIBILITY
		Component:	INTERIOR PATH OF TRAVEL
		Element:	SIGNAGE
Building Code:	0102		
Building Name:	55 PARK PLACE BUILDING		
Subclass/Savings:	Not Applicable		
Code Application:	ADAAG	703.1	
Project Class:	Plant Adaption		
Project Date:	07/01/2014		
Project Location:	Undefined: Floor(s) L		

Project Description

ADA legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. Not all of the signage to the permanent spaces in this building is ADA compliant. To comply with the intent of this legislation, it is recommended that all non-compliant room and directional signage be upgraded to conform to the appropriate accessibility standards.

Specific Project Details
Facility Condition Assessment
Section Three

Project Cost

Project Number: 0102AC06

Task Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	1,292	\$59.56	\$76,952	\$17.52	\$22,636	\$99,587
Project Totals:				\$76,952		\$22,636	\$99,587

Material/Labor Cost		\$99,587
Material Index		97.50
Labor Index		75.90
Material/Labor Indexed Cost		\$92,208
General Contractor Mark Up at 20.0%	+	\$18,442
Inflation	+	\$0
Construction Cost		\$110,650
Professional Fees at 16.0%	+	\$17,704
Total Project Cost		\$128,354