Central Wellness Center Feasibility Study
Phase I Adaptive Reuse Scope of Work
For Discussion at Special Board Meeting on July 23, 2019

Prince George County contracted with Enteros Design to provide a Feasibility Study and Adaptive Reuse Design on October 30, 2018.

Enteros conducted a comprehensive review of the building conditions and provided a full **Feasibility and Adaptive Reuse Assessment** on February 28, 2019. This 214 page document outlined a comprehensive interior and exterior renovation, as well as parking expansion and adaptive reuse of the second floor to add a business incubator. The cost estimates for this extensive renovation were between $11M and $14M. The document is available for Board Member review upon request.

Enteros met with staff to discuss the study on March 22 and April 15, 2019. Staff met on May 13 to discuss a **phased-in approach,** and narrowing a **Phase 1 scope** to address critical code compliance and life-safety issues. Staff worked with Enteros in May and June to finalize the Phase 1 scope, and Enteros provided the attached **Phase 1 Adaptive Reuse Scope of Work** on July 17.

Gil Entzminger, Enteros Design, will present this report to the Board on July 23 and will be available to answer any questions Board Members may have.

Prince George Central Wellness Center

11033 Prince George Dr
Disputanta, Virginia 23842

Phase 1 Adaptive Reuse Scope of Work

July 17, 2019

Presented by

Architect:	**Enteros Design, P.C**
MEP Engineer:	**Inversity Consulting Engineers**
Structural Engineer:	**Dunbar Milby Williams Pittman & Vaughan**
Civil Engineer:	**Timmons Group**

ENTEROS
DESIGN

PHASE 1 - SCOPE OF WORK

OVERVIEW

The Phase 1 Scope of Work is intended to supplement our Feasibility and Adaptive Reuse Assessment dated February 28, 2019. That report outlined the requirements for a comprehensive renovation and adaptive reuse of the existing Prince George Central Wellness Center located at 11033 Prince George Drive, Disputanta, Virginia. The proposed renovation of the building included new meeting space, classrooms, a business incubators, adult and children's activity space, exterior repairs and improvements, and mechanical, electrical, plumbing and fire protection upgrades. The total scope of the project exceeded available funding, and the County would like to consider a phased approach to the project.

Phase 1 of the project will focus on life safety system improvements and handicapped accessibility. The following work elements are anticipated as part of the Phase 1 work. A more detailed description of the requirements for the upgrades is included in this report. Other upgrades described in the Feasibility and Adaptive reuse Assessment will be deferred to later phases.

Phase 1 Work

New handicapped accessible ramps
Renovation of the first-floor restrooms for handicapped accessibility
Mechanical upgrades for the first-floor restrooms
Plumbing upgrades for the first-floor restrooms
New building electrical service
New fire alarm system
New fire protection system (wet and dry sprinkler system.

BUILDING BACKGROUND

The facility was originally constructed in 1955 as a school and was named J.E.J. Moore High School after Dr. John Edward Jeffies Moore. Between 1955 & 1968, there were two classroom additions constructed on the north end of the facility which brought the total square footage of the building to approximately 72,300. The facility continued to operate as a school until 2013. The building was purchased by the County in 2013. Since that time, it has had limited occupancy as the Prince George Central Wellness Center. Over the last several years the County has brought some functions into the building and in the process performed some limited renovations in select areas. The County Parks & Recreation department currently operates the Gym for some of its programs, and also has converted the old school library into a weight and exercise room. County Parks & Rec also uses the athletic fields behind the school for youth sports practice for soccer and football. The Prince George Food Bank occupies the southeast corner of the first floor (the old school music area). A youth wrestling organization has taken

over the old school cafeteria as well as some of the administrative offices. The Prince George County Department of General Services (PG DGS) uses the old Agricultural (Ag) Shop. Other smaller spaces within the building have been converted to discrete uses such as a computer lab and a training room. The second floor is currently unoccupied.

The February 28th Feasibility and Adaptive reuse Assessment contains a more detailed description of the existing conditions and uses in the building. The assessment was based primarily on a field investigation that were performed at the site on November 19, 2018, as well as conversations with personnel that were present at the facility on that day. We reviewed limited existing drawings of the original construction and the two classroom additions on the north end. Visual inspection in the field is the main source of the information forming the basis for this assessment.

The following information summarizes the basic requirements for the Phase 1 Scope of Work

HANDICAPPED ACCESSIBILITY

Ramps

Ramps have been installed in two hallways to provide access to the boy's locker room, maintenance shop, and food bank. The ramps were not part of the original design and were added at an unknown date. The ramp slopes exceed accessibility requirements and the ramps do not have landings as prescribed by the code. The ramp guard rails are only 36" tall and do not meet code requirements.

As required by the international existing building code, the ramps will need to be replaced or modified to provide code compliant slope and landings. New code compliant guard rails and handrails will need to be installed along the ramps.

The existing ramps will be completely demolished, and new ramps will be constructed. The new ramps will have painted CMU walls below concrete slabs. The ramp on the exterior leading to the rear parking lot will have a brick veneer where the wall is visible below the ramp. An intermediate landing will be required because the rise of the ramp exceeds 30". New handrails and guard rails consisting of steel pipe rail will be required along the ramp. The enclosed diagrams show the locations and arrangement of the ramps. In the first phase, the ramp connecting to the rear parking lot will not be covered.

RESTROOMS

Restroom Fixtures and Partitions

Restroom fixtures in the first-floor gang restrooms have been cleaned and maintained. These fixtures were observed to be operable; however, they do not appear to meet accessibility requirements for height and spacing. Partial height toilet partitions in the gang restrooms are primarily painted stone; however, some partitions have been constructed with plywood and painted black to match the stone. The partitions only provide partial privacy and do not allow for adequate clearance in required ADA stall locations. Fixture spacing is generally tighter than modern standards.

Gang restrooms on the first floor will be renovated to provide the majority of toilet fixtures that will be required for the business and assembly occupants. The existing gang restrooms on the first floor are spacious and will accommodate the required fixtures. The existing restrooms will be gutted, and new fixtures, plumbing, walls, toilet partitions, floor tile, wall tile, and drywall ceilings will be provided. Wall tile will extend to the ceiling. New fixtures will be needed for ADA compliant stalls. New lighting, plumbing and mechanical systems will be provided as described in the following sections.

MEP SCOPE

BACKGROUND

The narrative below is a follow up to the previous study that assessed the existing mechanical, electrical, and plumbing (MEP) systems at the Prince George Wellness Center and examined the required MEP work to re-purpose the spaces within the facility. It had been established prior to the original study that the renovation work to the facility would be completed in a phased approach. The extent of work in each phase and the timeframe however were unknown. The County has now directed that Phase 1 will primarily address life safety issues and the County will want to proceed with Phase 1 as soon as funding is available. The life safety MEP issues to be addressed include replacement of the existing electric service, installation of a sprinkler system throughout the building, and installation of a complete building fire alarm system. As there are areas of the building that are currently unoccupied and for which there

is no current operable HVAC system, portion of the new sprinkler system will need to be a dry system. We understand it is the County's desire to do this work in the most efficient and cost-effective way possible. Lastly, as a priority for enhancement of the building for occupants, the County has requested an alternate price to renovate the first-floor gang restrooms to be included in Phase 1. The approach on the restroom work is to do a complete renovation to create modern restroom facilities. Beyond Phase 1, the number of subsequent phases, the extent of work to be accomplished in each phase, and the timeframe for each phase remains unknown and will most likely be determined in the future based on funding. The purpose of this narrative is to describe the required scope of work to MEP systems to accomplish the goals of Phase 1.

SUMMARY

HVAC Systems

For Phase 1, existing HVAC systems as described in the original report shall be maintained to provide heating/cooling to their respective zones, which are zones currently occupied and heated/cooled with heat pumps. As phase 1 does not plan to occupy new spaces, we do not anticipate that new heating/cooling systems will be provided during this phase except for the renovated gang restrooms, which will be provided with HVAC exhaust and an electric heating system.

Plumbing Systems

Plumbing systems for phase 1 shall be limited to the renovation of the 1st floor gang restrooms, including connection of water piping to existing domestic water service and connection to existing sanitary/vent piping beyond the restroom area. Existing plumbing systems elsewhere on the project whether in use or abandoned shall remain as is.

Electrical Systems

For Phase 1, the primary electrical work includes replacement of the existing 102/208V, 3-phase, 1000-amp main service to the building (Service #1) located in the basement, which is one of three (3) services currently installed for the building. A new 277/480V, 3-phase, 1200-amp service will be provided at the back of the facility in place of existing Service #2. The new service will back feed the existing main panelboard for Service #2 and will consist of a main service entrance panelboard (Panel MDH) along with an estimated 150 kVA, 480-120/208V stepdown transformer and associated secondary disconnect switch. This transformer will serve the load currently supplied by Service #1. A feeder will be run from the transformer to the basement electrical room. All service entrance wiring and equipment for Service #1 will be removed and the 120/208V, 3-phase 1000-amp existing main panelboard replaced with a new estimated 600-amp panelboard (Panel LDP1). All existing loads supplied by the 1000-amp panelboard will be tied back into the replacement Panel LDP1.

Other electrical work in Phase 1 includes installation of a complete new fire alarm control system for the entire facility. Also, electrical work for lighting and power will be provided as needed for full renovation of the first-floor gang restrooms as requested by the Owner.

MECHANICAL SYSTEMS – PROPOSED DESIGN

Design Basis

The Mechanical Systems shall be designed based on the criteria set forth in the 2015 Virginia Construction Code, the International Energy Conservation Code 2015 (IECC), ASHRAE Standard 90.1-2013 and the International Mechanical Code 2015.

HVAC Systems

Phase 1 HVAC improvements shall include the demolition of existing inoperable hydronic convectors and related systems serving the 1st floor gang restrooms scheduled for renovation (quantity of two). New HVAC will include a concealed in-line exhaust fan mounted above the ceiling with discharge routed to the exterior. Heating shall be provided via ceiling or wall mounted electric heater with forced air fan and integral thermostat. A ventilation/cooling air duct for the restroom shall be provided from the corridor to a ceiling diffuser in the restroom. Initially, this duct will simply provide transfer air to the restroom from the adjacent corridor, with a future phase of HVAC construction providing the connection for makeup ventilation air and cooling to be delivered to the restroom.

Air Distribution Systems

Ductwork will be galvanized steel (G90, ASTM A 525 and A 527) fabricated and sealed in accordance with SMACNA Standards, latest edition. Concealed low-pressure supply ductwork (future ventilation/cooling duct for restrooms) will be insulated with 2" thick fiberglass duct insulation and will be completely vapor sealed. It is expected that ductwork will be low pressure rated concealed above ceilings.

Diffusers, registers and grilles will be commercial type constructed of aluminum or steel. Diffusers will be square, welded steel, removable core, louver faced, lay-in or surface mounted type, depending on ceiling finish.

At the end of phase 1, the HVAC exhaust fans shall be cleaned, adjusted and balanced by a contractor certified by the NEBB for testing and balancing of HVAC Air Systems.

Exhaust Systems

Exhaust fans will be inline centrifugal type power exhaust fans with aluminum, centrifugal blades connected to a motor enclosed in an aluminum housing. Fans will be provided with motor operated dampers and shall be routed to an approved exterior location.

Temperature Controls

Individual heaters installed in the restrooms will have integral thermostats for adjusting of heating setpoints.

PLUMBING SYSTEMS – PROPOSED DESIGN

Design Basis:

The new Plumbing Systems shall be designed based on the criteria set forth in the 2015 Virginia Construction Code, the International Energy Conservation Code 2015 (IECC), the International Plumbing Code 2015 (IPC), and the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Domestic Water Service:

The phase 1 renovated restrooms shall demolish domestic water distribution to approximately 18" outside of the restrooms. A service valve shall be installed, and new domestic water distribution shall be provided to all restroom fixtures as required.

Domestic Water Heating Systems:

The existing small electric water heaters installed in the restrooms shall be salvaged and relocated to an approved concealed location such as above the ceilings. The sanitary design shall include an open site hub drain where the small water heaters are installed.

Sanitary Waste and Vent Systems:

The phase 1 renovated restrooms shall demolish the existing sanitary and vent piping within the restrooms to a point approximately 18" outside of the restrooms. New sanitary piping shall then be provided to serve the new restroom fixtures and shall be routed in the crawlspace for connection to the existing sanitary main or branch piping as required. Vent piping shall extend to connect to existing as required for routing through the roof.

Plumbing Fixtures:

The existing plumbing fixtures will be demolished in the Phase 1 renovated gang restrooms, removed from the site and properly disposed of. New plumbing fixtures will include floor-mounted water closet with manual flush valve, wall-mounted urinal with manual flush valve, wall-mounted lavatory with faucet, and floor drains. All fixtures shall be commercial grade, ADA compliant where required, and supplied with all required trim and accessories.

ELECTRICAL SYSTEMS – PROPOSED DESIGN

Design Basis

New Electrical Systems for Phase 1 shall be designed based on the criteria set forth in the 2015 Virginia Construction Code (VCC), the Virginia Energy Conservation Code 2015 (VECC), the National Electrical Code 2014 (NEC) and the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Electrical Service

As noted in the original study, there are five (5) total electric services currently at the facility. Three (3) of the services serve the building and two (2) of the services supply equipment out on the site. The first service for the building (Service #1) is the main service. It is 120/208V, 3-phase, 1000 amp with service entrance into the basement area under the portion of the building between the old Agriculture Shop (current Maintenance shop) and the current Food Bank. This is the original service for the building and

supplies power to the majority of the spaces, everything in the building except those specific loads supplied by the other two (2) building services. As discussed in detail in the MEP Assessment, this service is 60+ years old, well past its useful life, and showing signs of deterioration. It is at risk of failure at any time. Therefore, it will need to be replaced as part of the work of Phase 1.

The second service (Service #2) is a 277/480V, 3-phase, 800-amp service with service equipment located on an exterior wall at the back of the building. It is supplied from the power company (Prince George Electric Cooperative) via an overhead 3-phase line and a pole with pole-mounted transformers located near the service equipment. The service is relatively new, having been installed in 2015, and is in good condition. It was installed specifically to serve new HVAC equipment for the Gym and Food Bank. As talked about in Part 1 of the study, the service equipment appears to be oversized in comparison to the load that is on it and it is not properly grounded. The service equipment is in good condition, but overall the second service is not large enough to serve the entire renovated building.

The third service (Service #3) is a 120/240V, 1-phase, 200-amp service that originates at a meter pole in the yard in front of the building. From the meter pole, it runs underground to a panelboard just inside of an old classroom on the north end of the building. It served loads on that end of the building, primarily air conditioning equipment, but also some receptacles as well as the water heaters in the nearby toilet rooms. This service is not large enough to serve the entire building either. This service will not be affected by the work in Phase 1 and will remain as is for the time being.

For Phase 1, the priority is replacement of Service #1 with a new service. In order to minimize overall long-term project costs and to set the stage for completing subsequent phases in the most efficient and cost-effective manner, the new service should be the permanent service that will eventually supply the entire facility at the completion of all renovation. With that in mind, a direct replacement of Service #1 with the new service is not recommended for several reasons. First is its current location, which is in a small room in the basement with the areaway for access directly in front of the entrance to the room. It is difficult to get equipment in and out of the room as well as getting new secondary cabling into the room. The existing secondary electrical service was installed as an overhead line that then supplies a busduct that is running exposed down the exterior wall of the building. The existing busduct is deteriorating primarily because of its exposure to the weather. Also, the new service should be relocated because it would take a prolonged outage to complete the work.

The recommended location for the new service is where Service #2 is currently located. As mentioned above, existing Service #2 is installed on an exterior wall at the back of the building. The room just inside of that exterior wall is shown in all of the concept drawings to be just a storage room. (For reference, that storage room is located due east of the current Maintenance Shop.) That storage room would be an ideal location for the new electric service equipment. That space is not expected to serve any specific functions after the complete building renovation, so it would be least disruptive to the future planned uses of the building. Further, with existing Service #2 already in the area, the power company already has the primary lines in place to supply this new service. There would still be some power company rework that would be required. The pole-mounted transformers currently supplying Service #2 will need to be replaced with larger transformers. For the size that is expected, the power company may even elect to change from pole-mounted transformers to a pad-mounted transformer, but that is something that will need to be worked out with them during design. The secondary feeder

supplied from the power company transformers will also need to be completely replaced. The existing C.T. cabinet may or may not be able to be reused; that will be as directed by the power company, but the location could probably remain as is. Either way, Service #2 will essentially be replaced by this new service and the existing main panel for Service #2 on the exterior wall would be back fed from the new service.

For the new permanent electric service, a new 3-phase 277/480V, 1200-amp main panelboard (henceforth known as Panel MDH) will be installed in the storage room. Panel MDH will serve as the new service entrance panelboard and its main circuit breaker will serve as the service disconnect. As Service #1 is 120/208V, in order to be able to replace it, a 480V to 120/208V step-down transformer will need to be installed in the storage room beside Panel MDH to serve all loads currently connected to Service #1. The secondary side of the transformer will supply a disconnect switch and then a new feeder will be run from the disconnect switch to the existing Service #1 location in the basement. All of this work would be done prior to beginning any work on the actual Service #1 equipment.

It is at this point that a power outage will be required that will affect much of the entire building. The timing of the outage will need to be coordinated with the County. During the outage, the existing 1000 amp main circuit breaker for Service #1, the existing 1000 amp main panelboard, the power company C.T. cabinet, and the power company meter will all be removed, as well as the power company overhead service cabling from the pole in the courtyard, and the bus duct that connects between the service heads and the C.T. cabinet. The only removed equipment that will need to be replaced with new equipment is the old 1000-amp main panelboard. A new panelboard (henceforth known as Panel LDP1) will be installed in its place with circuit breakers to serve all existing loads currently supplied from the existing 1000-amp board. It looks like there are sixteen (16) branch circuit breakers and/or disconnect switches served by the existing board. All of these will be connected back into the new board, unless it is determined during design that some of them are no longer in use.

The replacement board will likely be able to be sized substantially smaller than the current board which was originally designed to carry the load for the entire building. However, large portions of the building are not currently used now so the current peak demand should be substantially less than the design loads used to size the original board. We would estimate that the current peak demand is less than half of the original design load, probably no more than 400 to 500 amps. This will need to be confirmed during design using the power company metered demand readings. But assuming our estimate is confirmed by the metered data, and since the replacement board will never see an increase in load, the replacement board would at maximum be no larger than 600 amp. Also, the transformer serving it located back near Panel MDH will likely not need to be sized larger than 150 kVA.

General Wiring

All wiring methods for feeders between electrical switchgear/distribution equipment shall be individual single conductors installed in EMT conduit. MC cable will be allowed for branch circuits to the new heaters. Flexible metal conduit shall be used for connections to the transformer and any other equipment subject to movement or vibration.

Grounding:

A new building grounding electrode system (BGES) shall be provided at the service entrance for the new 277/480V service at the back of the building per requirements of NEC Article 250. The stepdown transformer shall be grounded in accordance with the requirements for separately derived systems per NEC 250.30. Equipment grounding conductors will be provided for all circuits.

Fire Alarm System

The building does not currently have a fire alarm system. However, a complete fire alarm system is necessary for life safety and shall be provided throughout all areas of the facility. The system will be addressable and include all initiation (manual pull stations, smoke detectors, etc.) and notification devices (strobes and combination horn/strobes) necessary for a complete system. The fire alarm system shall connect to flow and tamper switches to provide the required supervision of the new fire protection system per VCC, Chapter 9.

Electrical Work Required for Restroom Renovations

The County has requested that complete renovations be provided to the first-floor gang restrooms that would be permanent and would not require any work to be performed within the restrooms in any future phase of construction. With that in mind, all electrical systems in these restrooms would be removed and replaced with new. This includes providing new ground-fault receptacles for general use power and new lighting, which for these types of spaces, would likely be a combination of ceiling mounted lights with vanity lights over the lavatories. All new lighting would be LED, and designated normal fixtures would be provided with battery packs to double as emergency lights. The new lighting would be controlled by occupancy sensors. Electrical circuitry would also be provided to serve new HVAC and plumbing equipment, including exhaust fans and water heaters. With such a small area being renovated, we would try to re-use circuitry serving the existing toilets and hope that spare circuitry is available in nearby existing panelboards for any new circuitry that is needed.

FIRE PROTECTION SYSTEM – PROPOSED DESIGN

Design Basis:

The existing Prince George Wellness Center does not have a fire protection system. The renovation project shall install a facility wide Fire Protection System in compliance with the 2015 Virginia Construction Code and NFPA 13-2015.

Fire Protection System

The fire protection system shall be a facility wide wet and dry sprinkler system installed and designed in accordance with NFPA 13. Phase 1 of the renovations shall include the fire service entrance, flow switches, zone control valves, check valves along with sprinkler mains and service piping to the facility. Where existing spaces include heating systems, the system shall be a wet pipe system. Where spaces are unconditioned in about 65% of the building area, the system shall be designed and installed as a dry pipe system, including dry valves and an air compressor.

A hydrostatic flow test has not yet been conducted; therefore, it is unknown if the system will require a fire pump. Final determination on the requirement for a fire pump shall be based on the flow test

results. It is believed that a new water line run by the County will provide adequate pressure. All sprinkler pipe in rooms with ceilings shall have piping installed above the ceiling feeding concealed pendant style heads. Where exposed, the sprinkler heads shall be installed upright. The system will be hydraulically calculated per NFPA 13 in determining pipe sizes throughout. All necessary permits and inspections will be the responsibility of the subcontractor undertaking the installation.

COST ESTIMATES

The following detailed cost estimates have been prepared by Downey & Scott. These estimates should be used for budget planning purposes. Actual costs will vary depending on market conditions and response of contractors during bidding. Below is a summary of the potential project budget.

BUDGET SUMMARY

Construction Cost	
Building construction cost	$843,406
Sitework	$28,339
Escalation (December 2019)	$23,828
Contingency	$134,336
Phasing occupied building	$20,598
Total construction cost estimate	**$1,050,507**
Add Alternate ADA Restrooms	**$148,000**
A&E design and construction administration	**$110,000**
Inspections	**$9,000**
Permitting (may be waived by the County)	**$24,000**
Utility connections	**$20,000**
Misc. printing and other costs	**$3,000**
Total Budget Estimate	**$1,364,507**

Based on these estimates and the information provided by Downey & Scott, we believe that the budget range for this project should be between $1.3 and $1.5 million.

DOWNEY & SCOTT, LLC
Construction Management Services

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Feasibility #2
Cost Estimate Report

Report Date July 16, 2019
Revised July 17, 2019
Prepared for:

Enteros Design

ENTEROS
DESIGN

Prince George Wellness Center
Phase 1
Building Renovations
Disputanta, Virginia

COUNTY of PRINCE GEORGE
VIRGINIA

DOWNEY & SCOTT, LLC
Construction Management Services

COST ESTIMATE CLARIFYING NOTES & EXCLUSIONS

- We have incorporated construction costs for a single Contractor procurement via lump sum General Contract for non-phased construction.
- Without exception, we have included hard construction costs only and all soft construction costs are excluded. Please refer to list of Owner Budget Items.
- The Limits of Construction are those indicated on the documents provided.
- We have included an allowance for HAZMAT abatement costs.
- Design Contingency accounts for the costs of yet unidentified scope requirements and has been included as shown in the Summary.
- Construction Contingency accounts for the costs of change orders. A Construction Contingency has not been included. We recommend that the owner carry an additional 3-5% Construction Contingency for unforeseen conditions.
- Escalation accounts for the inflationary effects of elapsed time and costs have been included in the amount indicated in the project summary.
- Our costs do not include any Owner Furniture storage or moving costs.
- All cost data is based on Open Shop wage and burden rates.

DOWNEY & SCOTT, LLC
Construction Management Services

OWNER COSTS NOT INCLUDED IN OUR COSTS ANALYSIS

We have found during the budgeting phase, Owners sometimes do not fully consider all the costs they will incur when implementing capital improvements. For convenience, we provide below a list of common non-construction Owner costs.

FURNITURE, FIXTURE & EQUIPMENT [FF&E]

- Loose, unattached system furniture, traditional furniture, etc.
- Special fixtures relevant to subject facility operations and uses
- Communications equipment, such as servers, telephone sets, communications cables, instruments, & accessories
- Vending equipment purchases and/or leases, etc.
- Exterior equipment, such as exercise equipment, pay telephones.

MOVING & STORAGE COSTS

- Contract and/or internal staff implemented moving costs.
- Temporary storage and insurance.
- Removal and disposal of furnishings of no salvage value.

TEMPORARY FACILITIES

- Non-contractor temporary storage trailers.
- Non-contractor temporary utilities.

REAL ESTATE

- Land acquisitions, leases, easements and rights of way.
- Real estate taxes.
- Transfer taxes.
- Recordation fees & taxes.
- Brokerage commissions.
- Settlement charges.
- Legal fees.

MANAGEMENT *Indirect* Owner Mgt Expenses

- Real estate necessary to house management & staff.
- Utilities.
- Insurance.
- Furniture, fixture & equipment.
- Project management salaries.
- Communications, telephone, facsimile expenses, e-mail, etc.
- Travel, parking, courier services, etc.
- Security.
- Office equipment & supplies.

DOWNEY & SCOTT, LLC
Construction Management Services

COMMON OWNER COSTS (continued)

PROMOTION / RESPONDING TO PUBLIC & MEDIA INQUIRIES

- Artwork and reproduction of advertising, brochures, hand-outs.
- Advertising fees.
- Postage.
- Signage.
- Photography.
- Renderings.
- Public and/or promotional events, such as hearings, fund raisers, etc.

FINANCIAL

- Accounting [in-house].
- Accounting [CPA].
- Interim financing [loan, bond, other] origination fees, expenses & interest.
- Permanent financing [loan, bond, other] origination fees, expenses & interest.
- Appraisal fees.
- Working capital / start-up.
- Performance [Owner, not to be confused with contractor] bonds

INSURANCE PREMIUMS

- Builder's risk
- Liability
- Title
- Other

LEGAL FEES

- Real estate, land, zoning, proffers
- Partnerships
- Financing
- Contracts
- Leasing

JURISDICTIONAL FEES

- Zoning, site and general building permit fees & expenses. Note: jurisdictional trade permit fees are included in our computations.
- Primary water utility availability and connection fees
- Primary sewer utility availability and connection fees
- Gas Company fees
- Power company fees
- Telephone company fees

COMMON OWNER COSTS (continued)

- Cable TV company fees
- State & local highway fees
- Mandatory completion bonds
- Adjoining owner demands
- Mandated off-site storm water management contributions

DESIGN FEES

- Architect / Engineer / Cost Management / Construction Management Consultant Fees
- Surveys, Civil Engineering, Testing and Third Party Inspection Fees
- Traffic Consultant Fees

RECOMMENDED COST CONTROL PROCESS

Controlling construction costs is a continuous process that spans from the initial programmatic level through to final completion.

MARKET CONDITIONS & OPINIONS OF PROBABLE COST

Downey and Scott, LLC has no control over market conditions or acts of God that can create rapid fluctuations in material prices. We have extensive experience in similar projects and have employed our best judgment in analyzing the subject project. We cannot, however, guarantee that actual construction costs will not vary from the opinions of probable construction costs herein provided.

Please contact D. Daigle, CVS, CPE – Vice President regarding this project should you have any questions or concerns.

Revision 1

Report:	Construction Cost Estimate	Prepared by: Downey & Scott, LLC	Status:	Feasibility Study	PM: vc/ct
Project:	Prince George Wellness Center	6799 Kennedy Road, Suite F	Client:	Enteros Design	Chckd by: dd/sm
Location:	Disputanta, Virginia	Warrenton, Virginia 20187	Submission:	July 16, 2019	Job no: 19020
Documents received:	July 3, 2019	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revised:	July 17, 2019	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION

Prince George Wellness Center - Phase 1

1st floor Reno	**950.00**	***Gross Square Feet***
Fire Sprinkler Reno	**65,058.00**	***Gross Square Feet***
Total	**66,008.00**	***Gross Square Feet***
Restrooms ADD Alternate	**510.00**	***Gross Square feet***
Total	**510.00**	***Total***

CONSTRUCTION COSTS

HARD COSTS	**Two Level Building**		*Carried forward*		**$843,406**
HARD COSTS					
HARD COSTS	**Sitework**		*Carried forward*		**$28,339**
HARD COSTS					
HARD COSTS	***Subtotal***				**$871,745**
HARD COSTS	**Escalation**	Assume Award 4th Quarter 2019	**2.73%**		**$23,828**
HARD COSTS	***Subtotal***				**$895,572**
HARD COSTS	**Design Contingency**		**15.00%**		**$134,336**
HARD COSTS	***Subtotal***				**$1,029,908**
HARD COSTS	**Phasing Premium**		**2.00%**		**$20,598**
HARD COSTS	***Subtotal***				**$1,050,506**
HARD COSTS					
HARD COSTS	***Total Hard Construction Costs***				***$1,050,506***
	ADD Alternate: 1st Floor ADA Restrooms Renovation		*Carried forward*		**$122,815**
HARD COSTS	***Subtotal***				**$122,815**
HARD COSTS	**Escalation**	Assume Award 4th Quarter 2019	**2.73%**		**$3,357**
HARD COSTS	***Subtotal***				**$126,172**
HARD COSTS	**Design Contingency**		**15.00%**		**$18,926**
HARD COSTS	***Subtotal***				**$145,098**
HARD COSTS	**Phasing Premium**		**2.00%**		**$2,902**
HARD COSTS	***Subtotal***				**$148,000**
HARD COSTS					
HARD COSTS	***Total Hard Construction Costs***			**ADD**	***$148,000***

Revision 1

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Project:	Prince George Wellness Center	6799 Kennedy Road, Suite F	Client:	Enteros Design	Chckd by: dd/sm
Location:	Disputanta, Virginia	Warrenton, Virginia 20187	Submission:	July 16, 2019	Job no: 19020
Documents received:	July 3, 2019	Ph 540.347.5001 Fax 540.347.5021	Run Date:	See footer	
		www.downeyscott.com	Revised:	July 17, 2019	

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Phase 1 - Renovation	**00.00**		**BUILDING**				
Phase 1 - Renovation							
Phase 1 - Renovation	**00.50**	**SELECT BLDG. DEMO**	Select Demo	950.00	GSF	6.50	6,175.00
Phase 1 - Renovation			HAZMAT abatement - allowance	950.00	GSF	5.20	4,940.00
Phase 1 - Renovation			Demo Interior Handicap Ramps	312.00	SF	4.40	1,372.80
Phase 1 - Renovation							
Phase 1 - Renovation	**01.00**	**FOUNDATIONS**	Section not Used				
Phase 1 - Renovation							
Phase 1 - Renovation	**02.00**	**SUBSTRUCTURE**	Slab on Grade repairs	950.00	SF	0.65	617.50
Phase 1 - Renovation							
Phase 1 - Renovation							
Phase 1 - Renovation	**03.00**	**SUPERSTRUCTURE**	Misc Wood Blocking	950.00	GSF	0.42	399.00
Phase 1 - Renovation							
Phase 1 - Renovation	**04.00**	**EXTERIOR CLOSURE**	Infill existing door at new ramp location	24.00	SF	58.00	1,392.00
Phase 1 - Renovation							
Phase 1 - Renovation	**05.00**	**ROOFING**	Section Not Used				
Phase 1 - Renovation							
Phase 1 - Renovation							
Phase 1 - Renovation	**06.00**	**INTERIOR CONST**					
Phase 1 - Renovation			Acoustic ceiling, avg	950.00	GSF	3.25	3,087.50
Phase 1 - Renovation			Ceiling-replace/repair at MEP modifications	10,514.10	GSF	1.52	15,981.43
Phase 1 - Renovation			Replace Handicap Ramps	312.00	SF	24.25	7,566.00
Phase 1 - Renovation			Handrails	150.00	LF	56.00	8,400.00
Phase 1 - Renovation			Painting	950.00	GSF	1.98	1,881.00
Phase 1 - Renovation			Misc cut and patching	950.00	GSF	0.55	522.50
Phase 1 - Renovation							
Phase 1 - Renovation	**07.00**	**SPECIAL EQUIPMENT**	Section not used				
Phase 1 - Renovation							
Phase 1 - Renovation	**08.00**	**CONVEYING**	Section not Used				
Phase 1 - Renovation							
Phase 1 - Renovation	**09.00**	**MECHANICAL HVAC**					See Alternate
Phase 1 - Renovation							
Phase 1 - Renovation	**9.20**	**PLUMBING**					See Alternate
Phase 1 - Renovation							

Revision 1

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Location:	Disputanta, Virginia	Warrenton, Virginia 20187	Submission:	July 16, 2019	Job no: 19020
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
Phase 1 - Renovation	**9.30**	**FIRE SPRINKLER**	Sprinkler - entire building	65,058.00	GSF	3.85	250,473.30
Phase 1 - Renovation		Includes Entire Building	Fire Pump, allowance				Not Included per A/E
Phase 1 - Renovation							
Phase 1 - Renovation	**10.00**	**ELECTRICAL**	Switchboards - new service	65,058.00	GSF	0.97	63,106.26
Phase 1 - Renovation			Panelboards - modify existing				See Alternate
Phase 1 - Renovation			Bus Duct & Transformers	65,058.00	GSF	0.49	31,878.42
Phase 1 - Renovation			Generator w/ Transfer Switches - 35kw				Not Included
Phase 1 - Renovation			Light Fixtures - based on LED fixtures				See Alternate
Phase 1 - Renovation			Light Switches				See Alternate
Phase 1 - Renovation			Power Outlets				Not Included
Phase 1 - Renovation			Safety Cabinets & Disconnects				See Alternate
Phase 1 - Renovation			Power Feeders - includes back feeding existing	65,058.00	GSF	2.75	178,909.50
Phase 1 - Renovation			Power Home Runs				Not Included
Phase 1 - Renovation			Power Branches				Not Included
Phase 1 - Renovation			Lighting Home Runs				See Alternate
Phase 1 - Renovation			Lighting Branches				See Alternate
Phase 1 - Renovation			Grounding - for new service	65,058.00	GSF	0.19	12,361.02
Phase 1 - Renovation			Phone/Data System - Ring & String				Not Included
Phase 1 - Renovation			Security System				Not Included
Phase 1 - Renovation			PA Systems - Not included				Not Included
Phase 1 - Renovation			TV/AV System - ring & string				Not Included
Phase 1 - Renovation			Fire Alarm - entire building	65,058.00	GSF	2.05	133,368.90
Phase 1 - Renovation			Coordination Drawings				Not Included per A/E
Phase 1 - Renovation							
Phase 1 - Renovation							
Phase 1 - Renovation	**11.00**	**MARK-UPS**	Subtotal				722,432.13
Phase 1 - Renovation			General Conditions	8.00%			57,794.57
Phase 1 - Renovation			Subtotal				780,226.70
Phase 1 - Renovation			GC OH @ 4% plus Profit @ 2.5%	6.50%			50,714.74
Phase 1 - Renovation			Subtotal				830,941.44
Phase 1 - Renovation			Bonds & insurance	1.50%			12,464.12
Phase 1 - Renovation			**Subtotal**				**843,405.56**

Revision 1

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Location:	Disputanta, Virginia	Warrenton, Virginia 20187	Submission:	July 16, 2019	Job no: 19020
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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
			SITEWORK -				
Sitework	**12.00**	**SITE DEMO**	Misc. Site Demo at new ramp	1	LS	1,150.00	1,150.00
Sitework							
Sitework	**12.61**	**SITE CONCRETE AND WALLS**	***Site and Retaining Walls***				
Sitework			Concrete ADA ramp walls	208	SF	48.72	10,133.76
Sitework			Wall footing	104	LF	38.55	4,009.20
Sitework							
Sitework			***Site Concrete***				
Sitework			Concrete steps	15	LF	22.64	339.62
Sitework			Sloped concrete ADA ramp	184	SF	8.20	1,508.80
Sitework							
Sitework	**12.75**	**SPECIALTIES**	Galvanized Rail	116	LF	61.49	7,132.82
Sitework							
Sitework							
Sitework	**11.00**	**MARK-UPS**	Subtotal				24,274.21
Sitework			General Conditions	8.00%			1,941.94
Sitework			Subtotal				26,216.14
Sitework			GC OH @ 4% plus Profit @ 2.5%	6.50%			1,704.05
Sitework			Subtotal				27,920.19
Sitework			Bonds & insurance	1.50%			418.80
Sitework			**Subtotal**				**28,338.99**

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Alternate ADA 1st Floor Restrooms Renovation

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ADA Restroom Alternate	**00.00**		**BUILDING**				
ADA Restroom Alternate							
ADA Restroom Alternate	**00.50**	**SELECT BLDG. DEMO**	Select Demo	510.00	GSF	6.50	3,315.00
ADA Restroom Alternate			HAZMAT abatement - allowance	510.00	GSF	5.20	2,652.00
ADA Restroom Alternate							
ADA Restroom Alternate	**01.00**	**FOUNDATIONS**	Section not Used				
ADA Restroom Alternate							
ADA Restroom Alternate	**02.00**	**SUBSTRUCTURE**	Slab on Grade repairs	510.00	SF	0.65	331.50
ADA Restroom Alternate							
ADA Restroom Alternate							
ADA Restroom Alternate	**03.00**	**SUPERSTRUCTURE**	Misc Wood Blocking	510.00	GSF	0.42	214.20
ADA Restroom Alternate							
ADA Restroom Alternate	**04.00**	**EXTERIOR CLOSURE**	Section not used				
ADA Restroom Alternate							
ADA Restroom Alternate	**05.00**	**ROOFING**	Section Not Used				
ADA Restroom Alternate							
ADA Restroom Alternate							
ADA Restroom Alternate	**06.00**	**INTERIOR CONST**	Interior doors, single, incl jambs, trim & hardware	2.00	EA	1,580.00	3,160.00
ADA Restroom Alternate			Acoustic ceiling, avg	510.00	GSF	3.25	1,657.50
ADA Restroom Alternate			Epoxy Resin Floors	510.00	SF	15.35	7,828.50
ADA Restroom Alternate			Painting	510.00	GSF	1.98	1,009.80
ADA Restroom Alternate			Misc cut and patching	510.00	GSF	0.55	280.50
ADA Restroom Alternate							
ADA Restroom Alternate	**07.00**	**SPECIAL EQUIPMENT**	Toilet partitions/accessories	510.00	GSF	38.70	19,737.00
ADA Restroom Alternate							
ADA Restroom Alternate	**08.00**	**CONVEYING**	Section not Used				

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ADA Restroom Alternate							
ADA Restroom Alternate	**09.00**	**MECHANICAL HVAC**	HVAC Equipment - heaters & fans only	510.00	GSF	10.25	5,226.48
ADA Restroom Alternate		**only includes the first floor restrooms**	Piping & Valves				Not Included
ADA Restroom Alternate			Ductwork	510.00	GSF	3.59	1,832.94
ADA Restroom Alternate			Air Outlets	510.00	GSF	0.54	275.40
ADA Restroom Alternate			Ductwork Accessories	510.00	GSF	0.64	326.40
ADA Restroom Alternate			Insulation				Not Included
ADA Restroom Alternate			Temperature Controls	510.00	GSF	2.43	1,239.30
ADA Restroom Alternate			Air & Water Balance	510.00	GSF	0.58	295.80
ADA Restroom Alternate			Coordination Drawings				Not Included per A/E
ADA Restroom Alternate			Systems Operation & Testing				Not Included
ADA Restroom Alternate							
ADA Restroom Alternate	**9.20**	**PLUMBING**	Plumbing Fixtures	20.00	EA	2,086.57	41,731.40
ADA Restroom Alternate		**only includes the first floor restrooms**	Domestic Water Piping - per fixtures	20.00	EA	187.74	3,754.80
ADA Restroom Alternate			DWV Piping - per fixture	20.00	EA	137.05	2,741.00
ADA Restroom Alternate			Storm Piping				Not Included
ADA Restroom Alternate			Plumbing Insulation - per fixture	20.00	EA	48.11	962.20
ADA Restroom Alternate			Coordination Drawings				Not Included per A/E
ADA Restroom Alternate							
ADA Restroom Alternate	**9.30**	**FIRE SPRINKLER**					See Base Bid
ADA Restroom Alternate							

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LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
ADA Restroom Alternate							
ADA Restroom Alternate	**10.00**	**ELECTRICAL**	Switchboards - new service				See Base Bid
ADA Restroom Alternate			Panelboards - modify existing	510.00	GSF	0.98	499.80
ADA Restroom Alternate			Bus Duct & Transformers				See Base Bid
ADA Restroom Alternate			Generator w/ Transfer Switches - 35kw				Not Included
ADA Restroom Alternate			Light Fixtures - based on LED fixtures	510.00	GSF	7.55	3,850.50
ADA Restroom Alternate			Light Switches	510.00	GSF	1.16	589.05
ADA Restroom Alternate			Power Outlets				Not Included
ADA Restroom Alternate			Safety Cabinets & Disconnects	510.00	GSF	0.55	280.50
ADA Restroom Alternate			Power Feeders - includes back feeding existing				See Base Bid
ADA Restroom Alternate			Power Home Runs				Not Included
ADA Restroom Alternate			Power Branches				Not Included
ADA Restroom Alternate			Lighting Home Runs	510.00	GSF	1.56	795.60
ADA Restroom Alternate			Lighting Branches	510.00	GSF	1.20	612.00
ADA Restroom Alternate			Grounding - for new service				See Base Bid
ADA Restroom Alternate			Phone/Data System - Ring & String				Not Included
ADA Restroom Alternate			Security System				Not Included
ADA Restroom Alternate			PA Systems - Not included				Not Included
ADA Restroom Alternate			TV/AV System - ring & string				Not Included
ADA Restroom Alternate			Fire Alarm - entire building				See Base Bid
ADA Restroom Alternate			Coordination Drawings				Not Included per A/E
ADA Restroom Alternate							
ADA Restroom Alternate							
ADA Restroom Alternate	**11.00**	**MARK-UPS**	Subtotal				105,199.17
ADA Restroom Alternate			General Conditions	8.00%			8,415.93
ADA Restroom Alternate			Subtotal				113,615.10
ADA Restroom Alternate			GC OH @ 4% plus Profit @ 2.5%	6.50%			7,384.98
ADA Restroom Alternate			Subtotal				121,000.09
ADA Restroom Alternate			Bonds & insurance	1.50%			1,815.00
ADA Restroom Alternate			**Subtotal**				**122,815.09**