



Deck Replacement Budgets
9/18/2017

PROJECT:

Budget Costs

Kappa Kappa Gamma Exterior Deck/Patio

Florida State University

528 W. Jefferson Street

Tallahassee, Fla.

Attention Ms. DeeDee Ward

This budget scope is based on the plans provided by MLD Architects, dated May 19th, 2017, structural drawings dated June 1st, 2017 but revised based on architectural direction and value engineering to simplify these plans to reduce costs. A site visit was also performed to view existing conditions, including interior review of the existing deck and electrical panel location.

Work includes removal, storage and re-installation of the existing 1st floor pavers, demolition of the existing deck, stairs and emergency egress stairwell to the upper floor, installation of a new concrete and steel deck structure, new 2nd floor concrete deck coating & paint as well as new electrical.

OliverSperry Renovation has value engineered these drawings and deviate from the specified coffered ceiling, wrapped post using Azek to installing a cementaceous product around the perimeter with a painted 1x6 T&G flat ceiling (no coffers) and painted steel columns.

Value engineered costs will not exceed \$170,000 based on the following scope of work.

OliverSperry Renovation is providing cost to include:

General Conditions

- Architectural plans and fees are by Others
- Project Management & onsite Supervision
- Temporary Facilities (dumpster rental & fees and port-a-let)
- Daily and final clean-up
- Builder's Risk & Liability insurance
- Temporary fencing

Demolition:

- Remove all existing pavers to install the new column foundation pads. Store for re-installation after the new deck is completed
- Remove existing deck and stair structure

Landscape

- Includes:
 - Removal of one fence panel section at the rear parking area for site access, store and re-install after construction is completed
 - Cover a portion of the existing gravel staff parking area with plywood.
 - Install a soil ramp over this protected parking area
 - Remove soil after construction is completed
 - Install 750sf of sod in the back grass area

Concrete & Masonry

- Concrete includes:
 - Excavation for footings
 - Install rebar
 - Pump, place and finish concrete
 - Pump, place and finish concrete steps and deck
- Masonry includes:
 - Re-install the existing pavers on a new sand bed. Includes 10% additional pavers to account for inevitable broken pavers. Attempt to match the existing style and color, but alternate band color may be required as an exact match is difficult

Steel

- Steel deck structure includes:
 - Steel columns, beams, perimeter angle, with steel connection bolts
 - 1.5", 24ga C, G90 metal form deck
 - Steel pan stair
 - Anchor bolts
- Painted square steel hand rail includes:
 - Post and top rail include TS1.5"x1.5"x3/16" steel rail
 - ½" bar pickets, 4" oc

Carpentry

- Framing per plan includes a synthetic material to frame coffers and ornate perimeter detail. We have value engineered this project to eliminate all AZEK coffers and scale down the perimeter framing details. These revised details are shown on the attached A500/3 and includes:
 - 2x fire treated blocking around the perimeter beam structure
 - Metal hat channel 16" oc under the new steel beams to create a flat ceiling (no coffers)
 - 5/8" fire treated plywood to attach to all fire treated and metal hat channel framing

- Cementaceous product will be attached wrapping the perimeter framing
- 1x6 T&G flat ceiling
- Miscellaneous fasteners

Thermal and Moisture

- Aluminum gutters and downspouts

Finishes

- Painted exposed steel columns, exposed underside of stairs and landings, 1x6 T&G ceiling and beam wraps and steel railing
- Apply Sherwin Williams Sher-crete Flexible Water-proofing coating to the deck and stair treads and on bottom 2” of the stainless steel rail post to ensure a water-tight structure
- Install backer rod and caulking at the house/deck joint

Electrical

- Selective demolition & safe-off as required
- Lighting has been value-engineered, to include:
 - Three, Down lights at the columns
 - Two, Single Pole Switches
 - Six, Duplex Receptacles with USB Ports, GFI protected (In different locations than what is shown)
 - Two LED Flood lights

General Conditions		\$ 24,641
• Building Permit Fees	\$ 1,967	
• Insurance	\$ 1,668	
• PM, Supervision & Estimating	\$16,815	
• Daily & Final Cleanup	\$ 2,660	
• Temporary Fence	\$ 750	
• Miscellaneous	\$ 781	
Demolition		\$ 5,500
Landscaping		\$ 4,500
Concrete		\$ 17,800
Masonry		\$ 8,294
Metals		\$ 51,930
Carpentry		\$ 11,201
Gutters		\$ 1,950
Painting		\$ 10,515
Electrical		<u>\$ 5,475</u>
	Subtotal	\$141,806
	Profit & OH	\$ 22,000
	Total Costs	\$163,806
	Recommended Contingency	\$ 5,000