

GALLMANPLACE

Preliminary Cost Opinion
Phase I Gallman Center Renovation
Newberry County, South Carolina

8

Four (4) Classrooms, Kitchen Renovations, Cafeteria Improvements, Administration Area with Two (2) Offices, Roof Repairs, Restroom Improvements, Electrical, and HVAC Improvements				
No.	Quantity	Unit	Item Description	Total
Overall Improvements				
1	1	LS	Mobilization and Bonds	\$ 40,000
2	1	LS	Asbestos Remediation	\$ 100,000
3	1	LS	Electrical Panel Improvements	\$ 100,000
Sub-Total for Overall Items:				\$ 215,000
Classrooms (1,000 SF Each and Four (4) in Total)				
4	4,000	SF	Floor Removal and Replacement (Vinyl Composition Tile)	\$ 40,000
5	56	EA	Florescent Lighting	\$ 28,000
6	10,400	SF	Painting (Walls and Ceiling)	\$ 62,400
7	4	EA	Wall Mounted Heating/Cooling System (Mitsubishi 36,000 Btu MSZ-GS Unit)	\$ 40,000
Sub-Total for Classrooms:				\$ 170,400
Restroom Improvements (1,500 SF)				
8	1,500	SF	Floor Removal and Replacement (Ceramic Tile)	\$ 37,500
9	1,200	SF	Wall Tile Removal and Replacement (Ceramic Tile)	\$ 30,000
10	10	EA	Florescent Lighting	\$ 5,000
11	3,400	SF	Painting (Walls and Ceiling)	\$ 20,400
12	20	EA	Restroom Stall Partitions	\$ 20,000
13	35	EA	Plumbing Fixtures	\$ 21,000
Sub-Total for Restrooms:				\$ 133,900
Administration Area with Two (2) Offices (1,100 SF)				
14	1,100	SF	Floor Removal and Replacement (Vinyl Composition Tile)	\$ 11,000
15	8	EA	Florescent Lighting	\$ 2,400
16	1100	SF	2-FT x 4-FT Drop Ceiling Grid	\$ 11,000
17	2,300	SF	Painting (Walls and Ceiling)	\$ 13,800
18	1	EA	Wall Mounted Heating/Cooling System (Mitsubishi 36,000 Btu MSZ-GS Unit)	\$ 10,000
Sub-Total for Administration Area:				\$ 48,200
Kitchen and Pantry Area (1,200 SF)				
19	1,200	SF	Floor Removal and Replacement (Ceramic Tile)	\$ 30,000
20	1	LS	Electrical Improvements	\$ 75,000
21	15	EA	Lighting	\$ 7,500
22	1	EA	Floor Sink	\$ 1,500
23	1	EA	Plumbing Modifications (Connect Floor Sink to Existing Floor Drain)	\$ 3,000
24	1	EA	Wall Mounted Heating/Cooling System (Mitsubishi 36,000 Btu MSZ-GS Unit)	\$ 10,000
25	2,250	SF	Painting (Walls and Ceiling)	\$ 13,500
Sub-Total for Kitchen:				\$ 140,500

PRELIMINARY



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Cafeteria Improvements (1,900 SF)					
26	1,900	SF	Floor Removal and Replacement (Vinyl Composition Tile)	\$ 10	\$ 19,000
27	20	EA	Florescent Lighting	\$ 500	\$ 10,000
28	20	EA	Ceiling Fans	\$ 750	\$ 15,000
29	4,000	SF	Painting (Walls and Ceiling)	\$ 6	\$ 24,000
30	2	EA	Wall Mounted Heating/Cooling System (Mitsubishi 36,000 Btu MSZ-GS Unit)	\$ 10,000	\$ 20,000
				<i>Sub-Total for Cafeteria:</i>	\$ 88,000
Exterior Improvements					
31	1	LS	Roof Repair (Phase I Area)	\$ 40,000	\$ 40,000
32	1	LS	Roof Repair (Gymnasium)	\$ 75,000	\$ 75,000
33	9,000	SF	Exterior Painting (Phase I Perimeter and Front of Building)	\$ 5	\$ 45,000
34	1	LS	Landscaping Improvements	\$ 20,000	\$ 20,000
				<i>Sub-Total for Exterior:</i>	\$ 180,000
				Subtotal:	\$ 976,000
				Contingency:	\$ 202,500
				Existing Facility Survey:	\$ 25,000
				Lead and Asbestos Assessment:	\$ 15,000
				Architectural and Engineering Design and Permitting Services:	\$ 100,000
				Bidding and Award:	\$ 6,500
				Construction Administration and Observation:	\$ 60,000
				Construction Materials Testing:	\$ 40,000
				Record Drawings/Project Close-Out/Notice of Termination (NOT)	\$ 25,000
				Gallman Center Improvements Total:	\$ 1,450,000






Notes:

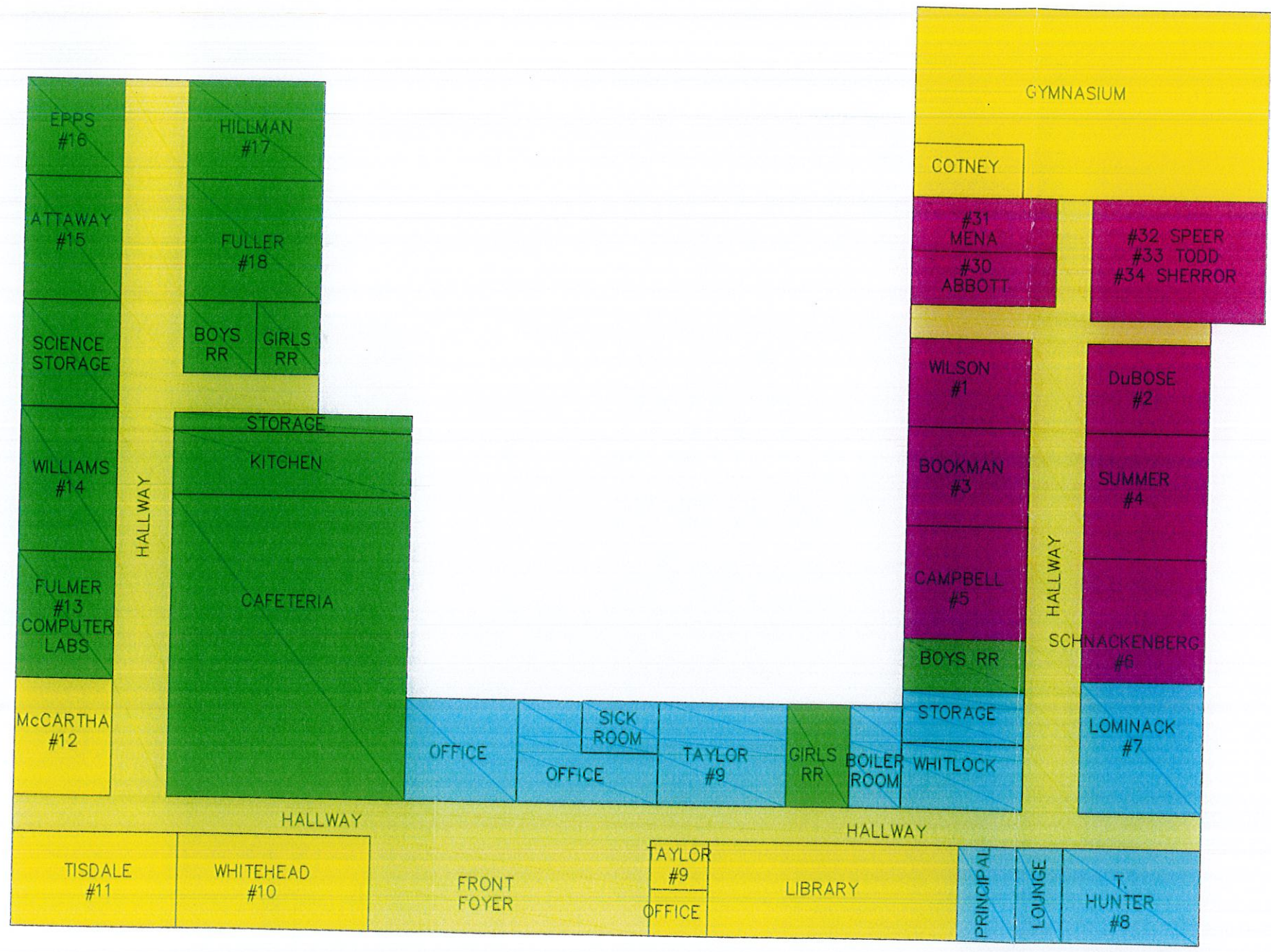
- Alliance Consulting Engineers, Inc. does not guarantee the accuracy of probable costs. Such probable costs represent only Alliance Consulting Engineers.
- Unit Prices and quantities are subject to variation upon final design.
- Cost of Materials are based on rate of \$94/barrell on crude oil and recent bid climate in the area.
- Preliminary Cost Opinion does not include any permitting, review or impact fees associated with SCDOT, SCDHEC, or Newberry County.
- Preliminary Cost Opinion assumes that all Kitchen Equipment will be donated by Kraft Food Services
- Preliminary Cost Opinion assumes that all Classroom Furniture will be donated by Arctic Chill
- Preliminary Cost Opinion assumes that a Fire Sprinkler System will not have to be added for the Phase I Improvements.
- Preliminary Cost Opinion assumes that the existing exhaust hood is in proper working order.
- Preliminary Cost Opinion assumes typical project scope for similar development in the Newberry County area.

PRELIMINARY



LEGEND

- COMMON AREAS 
- PHASE I IMPROVEMENTS 
- PHASE II IMPROVEMENTS 
- PHASE III IMPROVEMENTS 
- PHASE IV IMPROVEMENTS 



Phased Floor Plan Gallman Center Newberry County, South Carolina

