

Hames PE Center Cost Estimates

BUILDING AREA	EQUIPMENT	CONDITION	SOLUTION	COST ESTIMATE
Gym	2 Exhaust Fans, 1 Air Handling Unit	not working	Replace	\$57,500
Gym	3 basketball backboard control units	not working	Repair/Replace	Repair: \$500-1000 Replace \$2,500
Gym	Floor	Warping in areas due to water under building	Excavate under building, provide positive drainage, provide air circulation, repair floor	Time and materials
Gym	Lighting and controls	inefficient	Replace	\$29,000
Showers	Shower heads	Deteriorated	Replace	\$2,000
Showers	Supply plumbing	End of service life	Replace	\$104,000
Showers	Waste plumbing	Not connected under building	Cut floor in hallway, excavate and replace waste lines	Time and materials
Showers	Shower floors	Improperly sloped	Remove and replace tile, slope to drain	\$40,000
Upstairs	Elevator	not working	use stairs/replace	\$0
First floor mechanical room	Boiler, oil tank, water maker, circulating pumps and heat lines to pool	not installed but needed	Install	\$173,000
Second floor mechanical room	3 Air handling units	Working but near end of Service life	Replace, clean ductwork	\$115,000
Second floor mechanical room	HVAC Controls	Failed	Replace with DDC	\$230,000
Pool Mechanical room	Plumbing	Deteriorated, barely functioning	Replace with salt water system	\$58,000
Pool	HVAC system and ducting	Deteriorated, near end of service life, ducting rusty	Replace before failure	\$173,000
Pool	Bottom	Deteriorated	Prep/Resurface	\$58,000
Pool	Walking surface	Deteriorated	Prep/Resurface	\$29,000
Exterior	Siding	Deteriorated and not attached to structural	Replace 6000 SF of siding and provide backing for attachment	\$240,000
Exterior	Eaves	Deteriorated due to water damage	Replace with roof	Time and materials
Exterior	Parapet walls over racquetball courts	Built up condensation is damaging structure	Ventilate walls and roof parapet walls, add vapor barrier, reattach siding	\$69,000
Exterior	Roof	Water damage due to poor ventilation and design is causing deterioration of whole roof	Replace roof, provide ventilation, check structural deterioration	\$1,500,000, Structural - time and materials
Structural	Structural	Moisture in walls from inadequate vapor barrier around pool	Open up walls between pool and rest of building	Time and materials
			TOTAL (not including T&M)	\$2,880,000

25 Sep 2007, Chris Wilbur, CBS Facility Maintenance

Contingency costs are included in all the individual cost estimates (15%)

Time and materials costs are not estimated due to variability