

Keller Auditorium - Renovation & Expansion Option

Portland, OR

Concept Estimate

May 28, 2024





Keller Auditorium - Renovation & Expansion Option

Concept Estimate

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Introduction

Metro commissioned Venue to provide an order-of-magnitude concept cost estimate for Portland's Centers for the Arts – Keller Auditorium Future Project. This estimate specifically relates to the Hennebery Eddy Architects option. Venue submits this cost estimate as a cost model to assist in aligning program, scope, quality and budget.

Basis

Hennebery Eddy Architects "A Keller Renaissance: Final Report" dated 30 August 2023 forms the basis of this estimate.

Financial Summary

The estimated Total Construction Cost for the Hennebery Eddy Architects facility is \$215.2 million and the Total Project Cost is \$290.6 million, in 1st Quarter 2027 bid dollars (start of construction).

Building Summary

Gross floor area of 199,061 square feet.

Gross floor area clarification: catwalks and exterior program areas are not included in the gross floor area.

Estimate Methodology

Approximate quantities were measured from the design drawings and narratives provided. Allowances were included for architectural, structural, demolition, mechanical and electrical systems not yet fully drawn or finalized.

For pricing and market conditions, Venue confidentially contacted general contractors for input and this current and project specific cost data was utilized in this estimate, along with Venue's vast database of historical cost information.

Estimate Inclusions

Building Costs:

- Substructure
- Shell
- Interiors
- Mechanical & electrical services
- Performance equipment & seating
- Demolition & Temporary Construction
- General requirements
- Sitework & Utilities
- Design/pricing allowance
- General conditions, overhead and fee
- Escalation to 1st Quarter 2027
- GMP buyout contingency
- Construction change order contingency

Soft Costs:

- Owner purchase loose fixtures, fittings and equipment and furniture (FF&E)
- Soil borings, geotech, site and utility surveys
- Testing/inspections expenses
- Third party M&E commissioning
- Permits and associated fees
- Professional fees and reimbursables
- Construction administration expenses
- Models, mockups, renderings
- Fundraising
- Public relations
- Legal fees and expenses
- Groundbreaking, topping off and pre-opening expenses
- Art allowance
- Owner overall project contingency

Estimate Exclusions

- Cost assumes one construction mobilization for the general contractor, existing building is closed for entire construction duration
- Accelerated schedule and phased construction
- Additional asbestos abatement other than the orchestra ceiling
- Service and maintenance contracts
- Premium for staging. Assuming Keller Fountain site and SW 3rd Ave for is available staging.
- Spare parts
- Relocation of any main existing utilities to outlying site
- Financing
- Contaminated soil treatment and disposal
- Owner staff costs, moving costs, existing Keller building economic impact costs
- Design build and/or fast-track construction schedule premium
- Land purchase, site enablement
- Sole sourced equipment or systems
- Endowment/Subsidies

Definitions and Assumptions

The following helps define the terminology and assumptions in this report:

- Building includes:
 - Substructure: limited foundations/slab-on-grade/basement walls rework; dewatering.
 - Structure: limited steel/concrete frame rework.
 - Exterior enclosure comprises exterior cladding, curtainwall, canopies.
- Interiors finishes; see detailed estimate

- Mechanical includes plumbing and drainage, fire protection, heating, ventilating, air conditioning and controls -

Plumbing and Drainage:

Plumbing and drainage includes electronically activated plumbing fixtures; domestic hot, cold and recirculation potable water piping to fixtures and fittings and HVAC systems throughout; Heat pump based water heating system and storage tank are utilized; domestic water booster pump; gravity and pumped flow sanitary waste (and vent) collection system from fixtures, fittings, floor drains and equipment throughout connected to site sanitary services; full flow storm drainage waste collection piping connected to site services with emergency overflow daylighting system; All heating and catering kitchen equipment is electric and no gas is utilized in the building. All existing systems are replaced.

Fire Protection:

Fire protection includes for a fully protected facility, complete with a combination standpipe/sprinkler coverage throughout complete with siamese connection; wet sprinkler systems throughout as per NFPA 13; fire hose valves at intermediate stair landings, exit passageways, roof, and the supplemental interior locations as per the design intent; a fire water booster pump assume @ 1000gpm (200HP) capacity; gaseous fire protection systems are not included. All existing systems are replaced.

Controls and Automation:

A new Building Automation System (BAS) is provided consisting of direct digital controls. The BAS controls and monitors all HVAC systems and equipment, and various plumbing, fire protection and electrical systems where required. System allows operators to start and stop equipment and automatically control zone temperatures, air and water flow rates. System and system graphics allow full monitoring, trending and reporting of set points, equipment control and alarm functions. Damper and valve actuators are electric / electronic type with direct digital control (DDC). Ventilation rates are controlled by main duct run mounted carbon dioxide sensors (demand ventilation) throughout the facility. Humidification is controlled by humidistats throughout the facility. Metering is provided on electrical and water services above.

Heating, Ventilating, Air Conditioning (H.V.A.C.):

The mechanical H.V.A.C. system estimate includes for the following:

- Water sourced heat pump chillers complete with fluid coolers provide chilled/heating water to serve the building HVAC loads. Chilled water loop is provided with primary circulation pumps complete with VFD's. Air and expansion control and chemical pot feeder are provided. Chilled water piping is extended to air handling units and space cooling units throughout utilizing fully redundant secondary circulation pumps complete with VFD's.
- Electric hot water boilers are utilized to provide back-up heating to ASHP's to provide hot water to serve the building heating and reheat loads. Primary circulation pumps complete with VFD's are provided. Heat exchangers / glycol loop is provided. Air and expansion control and chemical pot feeder are provided. Hot water heating piping is extended to air handling units, unit/force flow heaters, perimeter radiation, and VAV reheat coils throughout utilizing fully redundant secondary circulation pumps complete with VFD's.
- Local steam electric resistive steam generators (humidifier) equal to Dri-steam- Vaporstream located adjacent to AHUs.
- Air conditioning systems is selected to suit the function, geometry and thermal characteristics of the space served. All air conditioning systems are zoned in order to maximize thermal comfort and minimize energy wastage. Building is generally conditioned by ducted central AHUs with back of house and smaller spaces such as green rooms and admin areas to operate independently from larger Auditorium and Foyer spaces. Main Auditorium is served by two (stage & seating areas AHUs) constant volume AHUs, modulating temperature output of air. Temperature and humidity is controlled via sensors located within the space. The balcony seats are supplied via underfloor displacement either through diffusers in the steps, floor or integrated as part of the pedestals. The stage area is also supplied via low velocity diffusers located underneath the balcony. Piano store room is furnished with a dedicated FCU which controls both temperature and humidity with dedicated sensors to control the space temperature. Make-up air is provided to adjacent Foyer. Generally air is supplied to the spaces via a network of sheetmetal ducts to and from the respective air handling units supply air diffusers within the space. Duct is lined with internal 1" - 2" thick duct liner depending on location and area served. Ceiling voids (where available) are utilized to convey return air to main riser shaft locations.
- Custom quality indoor mounted air handling units generally comprising 4" thick double wall insulated casing, solid stainless steel base (drain pan), chilled water cooling coil section, hot water reheat coil, mixing box section, MERV8/13 filter sections, humidification, specialty filtration (UV / etc.), supply and return/exhaust fan arrays through variable frequency drives and complete with vibration isolation, access sections with marine lights, factory installed building automation BACnet, and discharge plenum equal to Haakon / Ventrol.
- Custom quality indoor mounted dedicated outside air handling units generally comprising 4" thick double wall insulated casing, solid stainless steel base (drain pan), energy recovery wheel, chilled water cooling coil section, hot water reheat coil, mixing box section, MERV8/13 filter sections, supply and return/exhaust fan arrays through variable frequency drives and c/w vibration isolation, access sections with marine lights, factory installed building automation BACnet, and discharge plenum equal to Haakon / Ventrol.

- Dedicated exhaust system installed to provide extraction from the toilets and change room areas located in the building. Relief air for this system is drawn off the main building areas via high level transfer ducts which are to be acoustically insulated. Supplementary exhaust systems is also provided for store rooms and laundry.
- Provision for auxiliary 24/7 cooling systems for data rooms / instrument rooms / control rooms and the like.
- Provision for duct lagging, vinyl wrap, acoustical plenums (sound traps) and the like for low noise criteria spaces.
- Post smoke purge exhaust system with UL-864 listed control system separate from building BMS and interconnected to building fire alarm system complete with make-up fans and minimal ductwork.
- Allowance included for generator support including ventilation, exhaust, Diesel Fuel Oil Fill Station, Fuel Oil Transfer Pump, Fuel Oil Storage Tank, fuel oil piping Sc.40 steel diesel fuel oil, monitoring, commissioning and initial fuel oil fill.

General:

- All systems / services located and routed for acoustic sensitivity and noise transfer elimination.
- Premium for LEED design initiatives compliance and administration is included.
- Seismic / Hurricane restraints to Local standards.
- All existing HVAC systems to be replaced.
- Electrical includes services and distribution, lighting, devices and controls, systems and ancillaries and performance equipment accommodation – specifically –

Distribution & Services:

The facility is powered through an existing to remain 3000A 277/480V main service. Existing panels are replaced with new 277/480V distribution panels to distribute the power throughout the facility. Existing 120/208V lighting panels are replaced with new to feed the Lighting. Existing generator is replaced with a new 400kW 277/480V indoor diesel generator for life safety and critical loads. Existing 120/208V panels are replaced with new to provide power to the new receptacles and theatrical loads. Transformers are isolation type to accommodate the production equipment requirements and are located away from all production areas. Existing 480V mechanical panels are replaced with new to feed mechanical equipment, the electrical division is providing line and load side wiring. A new 170KW roof top photovoltaic system is included.

Lighting, Devices and Heating:

Existing lighting is replaced with new recessed and wall mounted decorative LED fixtures. Life safety lighting is powered through the emergency distribution system and is controlled using emergency control relays. Existing lighting control is replaced with a new central LV addressable control system. New Local switching, occupancy and daylight sensors are to replace existing lighting control devices. These controls are interfaced with the production dimming systems. New devices are installed to meet general maintenance and specialty requirements for production facilities. New 20A receptacles are provided in the production areas to accommodate the production equipment requirements. New dimmer racks are provided as part of the equipment provided in the production equipment package and are fed through dedicated transformers.

Systems and Ancillaries:

Existing fire alarm system is replaced with a new addressable two stage fire alarm EVAC system throughout the facility. A new distributed antenna system for first responders is provided throughout the facility. Existing security access control and CCTV system is replaced with a new system to facilitate the control of and monitor the perimeter access doors. Existing communications system is replaced with a new empty raceway infrastructure and structured cabling system. Existing AV systems is replaced with a new empty raceway & wiring system for the production equipment and a new AV performance lighting to replace existing is provided to accommodate the production equipment. Production equipment is provided by the audio visual contractor and is not included in the Electrical Contractors costs. Provision for selective electrical demolition to accommodate the renovation is included in the estimate.

- Performance equipment and seating comprises:
 - production rigging, orchestra pit lifts, seating wagons, production lighting features and control, fixed and loose theatre seating, production audio visual systems, building wide audio visual systems including portable, variable acoustics, production lighting control, stage draperies. Budget by The Shalleck Collaborative, updated by Venue for escalation.
- General requirements includes for contractor supplied crane and hoisting, scaffolding, subguard and miscellaneous non trade items.
- Sitework & Utilities allowance includes for earthworks, paving/curbing, fencing and gates, stairs, ramps and railings, utilities allowance for basic mechanical and electrical work within property lines.
- Design/pricing allowance is for ongoing design detailing that will occur until drawings are complete and for quantity measurement and pricing adjustments.
- General conditions, overhead and fee includes all requirements for the general contractor (or construction manager), at a competitive rate.

- Escalation to bid date allows for normal price increases that will likely occur between now and the projected 1st Quarter 2027 bid date. However, any final adjustment to pricing can only be made with any certainty once market conditions at bid time are known.
- GMP buyout contingency is included to allow for variances in the trade bids received by the construction manager.
- Construction change order contingency is for ground conditions variances, coordination conflicts on the drawings and other minor errors and omissions that may occur during the construction phase of the project (owner changes not included).
- Soft Cost allowance is included as defined in estimate inclusions above.

Note: Venue has no control over the cost of labor, materials or equipment, the general contractor/construction manager's bid prices, competitive/negotiated bidding, or market conditions. Whilst Venue cannot warrant that bids or negotiated prices will not vary from any estimate prepared, we do however use our best endeavors to ensure that our estimate closely reflects the anticipated bid cost.

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Concept Estimate

Estimate Summary

May 28, 2024

ITEM		AMOUNT
A	Sub-Structure	\$2,805,000
B	Shell	\$23,415,000
C	Interiors	\$20,410,000
D	Mechanical & Electrical Services	\$54,815,000
E	Performance Equipment & Seating	\$14,900,000
F	Demolition & Temporary Construction	\$4,721,000
G	General Requirements	\$9,165,000
H	Siteworks & Utilities	\$2,055,000
I	Design/Pricing Allowance	20% \$26,455,000
J	General Conditions, Overhead & Fee	13% \$20,475,000
K	Escalation	11% \$19,785,000
L	GMP Buyout Contingency	3% \$5,970,000
M	Owner Purchase Specialist Equipment	\$0
N	Construction Change Order Contingency	5% \$10,250,000
TOTAL CONSTRUCTION COST IN 1ST QTR 2027 BID DOLLARS		\$215,221,000 \$1,081/gsf
O	Soft Costs	35% \$75,325,000
TOTAL PROJECT COST IN 1ST QTR 2027 BID DOLLARS		\$290,546,000 \$1,460/gsf

Overall Gross Floor Area 199,061 gsf

Keller Auditorium - Renovation & Expansion Option

Concept Estimate

Elemental Summary

May 28, 2024

ELEMENT	Total	\$ per gsf	ELEMENT
A SUB-STRUCTURE	\$2,802,900	\$14.08	2%
A1.1 Excavation	\$0	\$0.00	
A1.2 Foundations	\$503,400	\$2.53	
A1.3 Slab-on-Grade	\$373,900	\$1.88	
A1.4 Basement Walls	\$1,925,600	\$9.67	
B SHELL	\$23,412,900	\$117.62	18%
B1 Superstructure	\$10,950,800	\$55.01	8%
B1.1 Structural Concrete	\$3,600,600	\$18.09	
B1.2 Structural Steel	\$7,280,200	\$36.57	
B1.3 Other Structure	\$0	\$0.00	
B1.4 Miscellaneous Structure	\$70,000	\$0.35	
B2 Exterior Enclosure	\$12,462,100	\$62.60	10%
B2.1 Roofing	\$938,800	\$4.72	
B2.2 Exterior Walls	\$6,347,900	\$31.89	
B2.3 Exterior Windows & Curtainwall	\$4,723,600	\$23.73	
B2.4 Exterior Doors	\$170,000	\$0.85	
B2.5 Miscellaneous Exterior	\$281,800	\$1.42	
C INTERIORS	\$20,409,000	\$102.53	16%
C1 Partitions & Doors	\$3,491,900	\$17.54	3%
C1.1 Partitions	\$2,592,900	\$13.03	
C1.2 Interior Doors	\$899,000	\$4.52	
C2 Vertical Movement	\$2,300,000	\$11.55	2%
C2.1 Stairs	\$1,420,000	\$7.13	
C2.2 Elevators & Lifts	\$880,000	\$4.42	
C3 Interior Finishes & Fixtures	\$14,617,100	\$73.43	11%
C3.1 Public & Performance Spaces	\$14,617,100	\$73.43	
D MECHANICAL & ELECTRICAL SERVICES	\$54,815,660	\$275.37	42%
D1 Mechanical	\$35,279,260	\$177.23	27%
D1.1 Plumbing & Drainage	\$5,279,810	\$26.52	
D1.2 Fire Protection	\$1,794,850	\$9.02	
D1.3 Heating, Vent, Air Cond	\$26,214,000	\$131.69	
D1.4 Controls	\$1,990,600	\$10.00	
D2 Electrical	\$19,536,400	\$98.14	15%
D2.1 Services & Distribution	\$4,326,700	\$21.74	
D2.2 Lighting, Devices & Controls	\$9,719,400	\$48.83	
D2.3 Systems & Ancillaries	\$5,490,300	\$27.58	
E EQUIPMENT	\$14,898,100	\$74.84	11%
E1 Performance/AV Equipment & Seating	\$13,208,000	\$66.35	10%
E1.1 Performance Equipment & Seating	\$13,208,000	\$66.35	
E1.2 AV Equipment	\$0	\$0.00	
E2 Miscellaneous Equipment	\$1,690,100	\$8.49	1%
E2.1 Miscellaneous Equipment	\$1,690,100	\$8.49	
F DEMOLITION & TEMPORARY CONSTRUCTION	\$4,721,000	\$23.72	4%
F1.1 Demolition	\$4,721,000	\$23.72	
F1.2 Temporary Construction	\$0	\$0.00	
G GENERAL REQUIREMENTS	\$9,165,000	\$46.04	7%
G1.1 Equipment & Rentals	\$3,525,000	\$17.71	
G1.2 Project Overhead Items	\$5,640,000	\$28.33	
TOTAL BUILDING ELEMENTAL COSTS	\$130,224,560	\$654.19	100%
GROSS FLOOR AREA	199,061	gsf	
H SITEWORKS & UTILITIES			
H1.1 Siteworks	\$1,719,800		
H1.2 Mechanical Utilities	\$150,000		
H1.3 Electrical Utilities	\$185,000		
TOTAL SITWORKS & UTILITIES	\$2,054,800		



Keller Auditorium - Renovation & Expansion Option
Concept Estimate
Mechanical Estimate Summary

Gross Floor Area 199,061 sf

May 28, 2024

Description Element\Sub-Element	Specialty Sub	Sub Element	Element Total	\$ per sf Sub Element	\$ per sf Element	%	Remarks
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D1 Mechanical

D1.1 Plumbing & Drainage			\$5,279,810		\$26.52	18.7%	
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D1.11 - Plumbing Fixtures	\$720,000	\$3.62
D1.12 - Domestic Water	\$1,314,500	\$6.60
D1.13 - Sanitary Waste & Vent	\$796,244	\$4.00
D1.14 - Storm	\$1,394,366	\$7.00
D1.15 - Natural Gas	\$0	\$0.00
D1.16 - Specialty Systems:	\$0	\$0.00
D1.16.1 - Rain Water Harvesting	\$0	\$0.00
D1.16.2 - Seismic Restraints	\$49,800	\$0.25
D1.16.3 - LEED Certification & Sustainable Design Administration	\$49,800	\$0.25
D1.16.4 - Combination Photo Voltaic / Solar Hot Thermal System	\$0	\$0.00
D1.16.8 - Selective / General Demolition	\$72,600	\$0.36
D1.17 - Miscellaneous Works and General Accounts	\$882,500	\$4.43

D1.2 Fire Protection			\$1,794,850		\$4.54	3.2%	
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D1.21 - Standpipe	\$248,800	\$1.25
D1.22 - Sprinklers	\$1,481,250	\$7.44
D1.23 - Specialty Systems	\$49,800	\$0.25
D1.24 - Fire Extinguisher	\$15,000	\$0.08
D1.25 - Miscellaneous Works and General Accounts	\$0	\$0.00

D1.3 Heating, Ventilation & Air Conditioning			\$26,214,000		\$131.69	92.9%	
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D1.31 - Liquid Heat Transfer (Heating)	\$2,078,100	\$10.44
D1.32 - Liquid Heat Transfer (Cooling)	\$3,495,300	\$17.56
D1.33 - Steam and Condensate (Humidification)	\$398,100	\$2.00
D1.34 - Air Distribution	\$12,996,300	\$65.29
D1.35 - Exhaust Systems	\$478,100	\$2.40
D1.36 - Specialty Systems	\$0	\$0.00
D1.37 - Support Systems and Works	\$2,399,100	\$12.05
D1.37.1 - Noise and Vibration Isolation	\$167,300	
D1.37.2 - Mechanical Wiring and Starters	\$0	
D1.37.3 - Balancing and Commissioning	\$497,700	
D1.37.4 - Lobby Smoke Exhaust	\$0	
D1.37.5 - General Smoke Evacuation	\$0	
D1.37.6 - LEED / Sustainability	\$99,500	
D1.37.7 - Seismic / Tornado / Hurricane Restraint	\$99,500	
D1.37.8 - Acoustic Treatments	\$398,100	
D1.37.9 - 24/7 Cooling Systems	\$0	
D1.37.10 - Generator Support	\$350,000	
D1.37.11 - Smoke Exhaust System	\$398,100	
D1.37.12 - 24/7 Cooling Systems	\$280,000	
D1.37.13 - Selective / General Demolition	\$108,900	
D1.38 - Miscellaneous Works and General Accounts	\$4,369,000	\$21.95

D1.4 Controls			\$1,990,600		\$10.00	7.1%	
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D1.41 - Controls and Automation	\$1,990,600	\$10.00
D1.42 - Miscellaneous Works and General Accounts	\$0	\$0.00

Total (D1) Mechanical			\$35,279,260		\$141.69 \$ per sf		
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H1.2 - Mechanical Utilities

H1.2 Mechanical Utilities			\$150,000		\$0.75 \$ per sf		
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H1.21 - Water	\$0	\$0.00
H1.22 - Sanitary	\$0	\$0.00
H1.23 - Storm	\$50,000	\$0.25
H1.24 - Natural Gas	\$0	\$0.00
H1.25 - Specialty Systems	\$100,000	\$0.50
H1.26 - Miscellaneous Works and General Accounts	\$0	\$0.00

Total (H1.2) Mechanical Utilities			\$150,000		\$0.75 \$ per sf		
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Keller Auditorium - Renovation & Expansion Option
Concept Estimate
Electrical Estimate Summary

Gross Floor Area 199,061 sf

May 28, 2024

Description Element\Sub-Element	Sub Element Total	Element Total	\$ per sf Sub Element	\$ per sf Element	%	Remarks
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D2 Electrical

D2.1 Services & Distribution		\$4,326,700		\$21.74	22.1%	
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D2.11 - L.V. Switchboard	\$16,000		\$0.08			
D2.12 - Emergency Power	\$890,700		\$4.47			
D2.13 - Distribution	\$768,400		\$3.86			
D2.14 - Feeders	\$893,800		\$4.49			
D2.15 - Motor Controls & Wiring	\$406,100		\$2.04			
D2.16 - Miscellaneous	\$630,700		\$3.17			
D2.17 - General Requirements	\$721,000		\$3.62			

D2.2 Lighting, Devices & Controls		\$9,719,400		\$48.83	49.8%	
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D2.21 - Lighting	\$7,082,200		\$35.58			
D2.22 - Branch Devices & Wiring	\$1,017,200		\$5.11			
D2.23 - Heating	\$0		\$0.00			
D2.24 - General Requirements	\$1,620,000		\$8.14			

D2.3 Systems & Ancillaries		\$5,490,300		\$27.58	28.1%	
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D2.31 - Fire Alarm System	\$804,200		\$4.04			
D2.32 - Security System	\$842,000		\$4.23			
D2.33 - Communications	\$792,300		\$3.98			
D2.34 - P.A. System	\$2,064,200		\$10.37			
D2.35 - Miscellaneous	\$72,600		\$0.36			
D2.36 - General Requirements	\$915,000		\$4.60			

Total Building (D2) Electrical		\$19,536,400		\$98.14 \$ per sf		
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H1.3 Electrical Utilities

H1.3 Electrical Utilities		\$185,000		\$0.93 \$ per sf		
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H1.31 - Site - Power	\$0		\$0.00			
H1.32 - Site - Communications	\$48,000		\$0.24			
H1.33 - Site - Lighting	\$137,000		\$0.69			
H1.34 - Site - General Requirements	\$0		\$0.00			

Total (H1.3) Electrical Utilities		\$185,000		\$0.93 \$ per sf		
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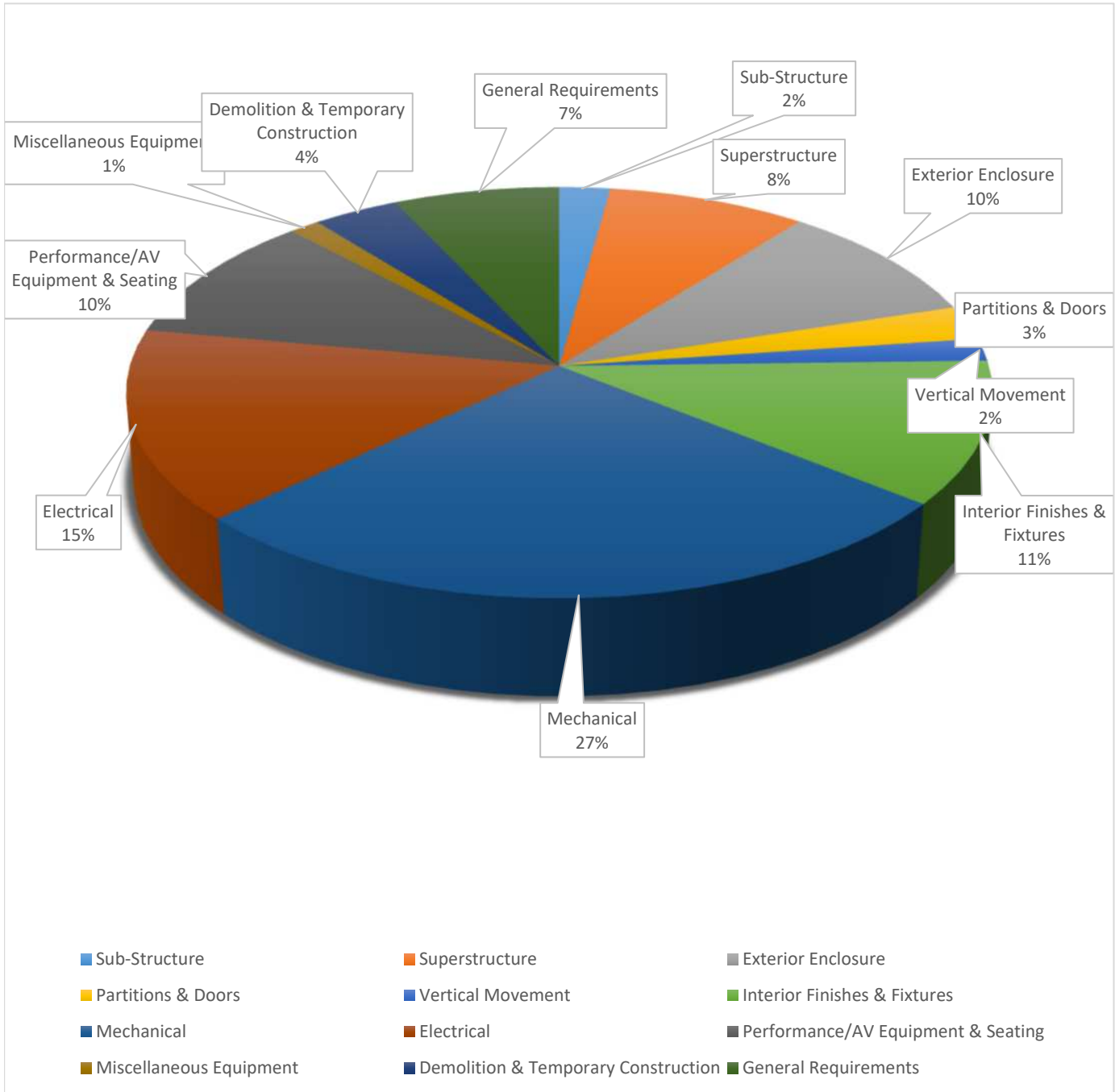
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Building Cost Elementary Summary

May 28, 2024

Elemental Summary Pie Chart





Keller Auditorium - Renovation & Expansion Option
Concept Estimate

Detailed Estimate

May 28, 2024

Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
A SUB-STRUCTURE					
9. A1.1 Excavation					
11. Excavate					with basement walls & foundations
12. cut & haul - rock, etc					
13. weathered rock - foundations					
14. selective rock					
16. Backfill with stockpiled material					
18. Haul excess material offsite					with basement walls & foundations
20. Imported Backfill					with basement walls & foundations
22. Dewatering				0	
25. Total for Section A1.1 Excavation				\$0	

28. A1.2 Foundations					
30. Piles: 18" dia X 46' deep	14	ea	6,200.00	86,800	
31. Pile caps: 9' wide X 4' deep X 2 thick	7	ea	3,850.00	27,000	
32. Thrust blocks @ pile caps: 9' wide X 2 thick	3	ea	3,850.00	11,600	
33. Grade beams: infill and dowel into existing footings, 2' oc, 3' wide	27	lf	620.00	16,700	
34. Grade beams: infill and dowel into existing footings, 2' oc, 3'6" wide	17	lf	675.00	11,500	
35. Grade beams: infill and dowel into existing footings, 2' oc, 4'6" wide	17	lf	790.00	13,400	
36. Grade beams: infill and dowel into existing footings, 2' oc, 6' wide	19	lf	860.00	16,300	
37. Continuous footing: 3' wide x 2' deep dowel into exstg at each end	13	lf	430.00	5,600	
38. Continuous footing: 5' wide x 2' deep	107	lf	515.00	55,100	
39. Continuous footing: 5' wide x 2' deep dowel into exstg one side	111	lf	715.00	79,400	
40. Elevator pits in new locations	3	ea	60,000.00	180,000	
42. Acoustic isolation joints				0	assumed not req'd
45. Total for Section A1.2 Foundations				\$503,400	

48. A1.3 Slab-On-Grade					
50. S-1 at loading dock ramp, 6" slab over compacted gravel	1,980	sf	24.00	47,500	
51. S-1 at lobby expansion, 6" slab over compacted gravel	3,163	sf	24.00	75,900	
52. S-2 at new back of house addition, 4" slab over compacted gravel	3,253	sf	22.50	73,200	
53. Tie in new slab into existing slab	523	lf	50.00	26,200	
54. @ chair wagon storage, mat slab 1'4" thick over compacted gravel	1,388	sf	30.50	42,300	
55. @ orchestra pit lift, mat slab 1'0" thick over compacted gravel	868	sf	28.00	24,300	
56. @ stage left/right, 4" thick over 18" of insulation or fill	2,137	sf	27.00	57,700	
57. @ stage rear, 4" thick over 4' of insulation or fill	778	sf	34.50	26,800	



Keller Auditorium - Renovation & Expansion Option
Concept Estimate

Detailed Estimate

May 28, 2024

Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
58. Acoustic isolation joints				0	assumed not req'd
61. Total for Section A1.3 Slab-On-Grade				\$373,900	

64. A1.4 Basement Walls					
66. Cast in place concrete walls including excavation, reinforcing and waterproofing:					
67. CIP concrete wall, 12" thick @ 6'6" high at orchestra pit area	1,435	sf	77.50	111,200	
68. CIP concrete wall, 16" thick @ 16' high at orchestra pit area	5,652	sf	83.00	469,100	
Seismic Reinforcing:					
71. FRCM reinforcing to existing basement walls	4,682	sf	50.00	234,100	
72. Shotcrete, 8" thick, to strengthen existing foundation walls @ 18' high	1,026	sf	50.00	51,300	
73. Shotcrete, 8" thick, to strengthen existing foundation walls @ 6' high	242	sf	50.00	12,100	
74. Shotcrete, 1'9" thick, to strengthen existing foundation walls @ 18' high	183	sf	90.00	16,500	
75. Shotcrete, 3' thick, to strengthen existing foundation walls @ 18' high	165	sf	280.00	46,200	
76. Tie in dowels at shotcrete	1	ls	725,000.00	725,000	allowance
78. Allow difficult excavation	520	cy	500.00	260,100	allowance
80. Acoustic isolation joints				0	assumed not req'd
83. Total for Section A1.4 Basement Walls				\$1,925,600	

B SHELL

B1 Superstructure

89. B1.1 Structural Concrete					
91. Beam: CIP concrete 12x18 at infill condition	61	lf	150.00	9,200	
92. Beam: CIP concrete 12x44 at new spiral stail opening in lobby	45	lf	325.00	14,600	
93. Beam: CIP concrete 14x18 under existing concrete balcony floor	63	lf	176.00	11,100	
94. Beam: CIP concrete 14x18 under new concrete balcony floor expansion	69	lf	160.00	11,000	
96. CIP concrete wall, 8" thick, 64' high	2,464	sf	68.50	168,800	
97. CIP concrete wall, 8" thick, 71' high	7,402	sf	68.50	507,000	
98. CIP concrete wall, exterior, at BOH tower, 12" thick, 28' high	802	sf	76.00	61,000	
100. Floor framing FOH: CIP concrete beam, 18"x24" to support extg cip beams	45	lf	275.00	12,400	
101. Floor: cantilevered, stepped CIP concrete slab at orch seating 16" to 8" thickness, varies	727	sf	56.65	41,200	
102. Floor: CIP concrete floor balcony expansion (Intermediate Level 2)	937	sf	80.00	75,000	
103. Floor: dowel new CIP concrete floor to existing CIP concrete floor	181	lf	225.00	40,700	



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
104. Floor: Lite gage metal, step framing over exstg conc floor w/ ply and 3" LW topping slab	11,779	sf	45.00	530,100	
105. Floor: orch pit lift side 1	505	sf	45.50	23,000	
106. Floor: orch pit lift side 2	377	sf	45.50	17,200	
107. Floor: stage cantilever slab 16" to 8" thick varies	1,252	sf	45.50	57,000	
108. Floor: stage raise exstg 4x12 joist system on new posts	1,678	sf	45.00	75,500	
110. Composite floors/roof systems, metal deck measured elsewhere:					
111. D-1 BOH composite floor: 3" x 18 ga metal deck with 3" concrete topping	19,312	sf	7.50	144,800	
112. D-1 BOH floor infill: 3" x 18 ga metal deck with 3" concrete topping	6,358	sf	9.50	60,400	
113. D-1 FOH composite floor: 3" x 18 ga metal deck with 3" concrete topping	16,993	sf	7.50	127,400	
114. D-1 FOH floor infill: 3" x 18 ga metal deck with 3" concrete topping	301	sf	9.50	2,900	
115. D-2 BOH composite roof: 2" x 18 ga metal deck with 2" concrete topping	7,021	sf	6.50	45,600	
116. D-2 FOH composite roof: 2" x 18 ga metal deck with 2" concrete topping	15,015	sf	6.50	97,600	
118. Misc. repairs/tie-ins:					
119. Tie new FOH roof into existing concrete roof	200	lf	100.00	20,000	
120. Allowance to repair existing concrete roof deck after new addition tie ins	1	ls	20,000.00	20,000	
122. FRCM reinforcing to existing walls above grade behind strongbacks	28,542	sf	50.00	1,427,100	
125. Total for Section B1.1 Structural Concrete				\$3,600,600	

128. B1.2 Structural Steel					
130. Structural steel:					
131. Columns: HSS 6x6x1/4 @ 40'	6	tns			
132. Columns: sloped, HSS 14x14x1/2, AESS?	8	tns			
133. Floor framing BOH Tower: W16x26 (36)	18	tns			
134. Floor framing BOH Tower: W16x40	4	tns			
135. Floor framing BOH Tower: W16x40 (54)	30	tns			
136. Floor framing FOH Expansion: W127x84 (114)	3	tns			
137. Floor framing FOH Expansion: W16x26 (36)	15	tns			
138. Floor framing FOH Expansion: W16x40 (54)	11	tns			
139. Floor framing FOH Expansion: W24x55 (74)	6	tns			
140. Floor framing FOH Expansion: W24x76 (102)	3	tns			
141. Floor framing FOH Expansion: W36x135 (84)	6	tns			
142. Roof framing BOH Tower: W16x26 (36)	3	tns			
143. Roof framing BOH Tower: W16x40	8	tns			
144. Roof framing BOH Tower: W16x40 (54)	6	tns			
145. Roof framing FOH Expansion: W16x26 (36)	17	tns			
146. Roof framing FOH Expansion: W72 x140 girder beam	48	tns			
147. Strongbacks: HSS 10x6x1/4 @ 103' high	19	tns			
148. Strongbacks: HSS 10x6x1/4 @ 39' high	12	tns			
149. Strongbacks: HSS 10x6x1/4 @ 58' high	37	tns			
150. Strongbacks: HSS 10x6x1/4 horizontal	14	tns			
151. Truss: HSS 16x20x1/2 diagonal (typ of 2)	26	tns			



Keller Auditorium - Renovation & Expansion Option
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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
152. Truss: HSS 16x20x1/2 top chord (typ of 2)	15	tns			
153. Truss: HSS 16x20x1/2 vertical (typ of 2)	23	tns			
154. Truss: HSS 16x24x1/2 bottom chord (typ of 2)	14	tns			
155. Truss: W24x55	3	tns			
156. Allowance for rigging beam	1	ls			
157. Allowance connections	53	tns			
158. Total steel tonnage	409	tns	8,100.00	3,315,300	
160. Additional seismic modifications not shown	1	ls	500,000.00	500,000	allowance
162. Misc. tie-ins:					
163. Premium for epoxy dowels at strongbacks, 2' o.c.	6,228	lf	112.50	700,700	
164. Floor framing BOH Tower: chord tie and drag strap	1	ls	125,000.00	125,000	
165. Floor framing FOH Expansion: steel angle ledger	250	lf	150.00	37,500	
166. Roof framing FOH Expansion: drag straps	1	ls	25,000.00	25,000	
168. Shear studs	10,048	ea	5.00	50,200	
170. Premium for secondary steel to curtainwall				0	assumed not req'd
172. Metal deck, 18 ga:					
173. 2"	22,036	sf	7.50	165,300	
174. 3"	42,964	sf	8.00	343,700	
176. Allowance for minor structural modifications to floor areas not shown on structural drawings	1	ls	50,000.00	50,000	
178. Catwalks (Lf)					
179. stagehouse galleries, 5'-0" wide	150	lf	850.00	127,500	
180. lighting catwalks, 4'-0" wide	300	lf	800.00	240,000	
182. Temporary cable paths/PVC pipe	1	ls	50,000.00	50,000	allowance
184. Allowance for modifications/reinforcements to headblock beam and gridiron	1	ls	150,000.00	150,000	
186. M&E dunnage/concrete pads	1	ls	75,000.00	75,000	allowance
188. Miscellaneous metals	1	ls	550,000.00	550,000	allowance
190. Fireproofing	65,000	sf	5.00	325,000	allowance
192. Repairs to existing fireproofing	1	ls	200,000.00	200,000	allowance
194. Temporary shoring during steel construction	1	ls	250,000.00	250,000	
196. Intumescent paint to structural steel				0	assumed not req'd

Keller Auditorium - Renovation & Expansion Option
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May 28, 2024

Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
198. AESS steel/detail premium				0	assumed not req'd
199. Acoustic isolation joints				0	assumed not req'd
202. Total for Section B1.2 Structural Steel				\$7,280,200	

204. B1.3 Other Structure					
				0	
209. Total for Section B1.3 Other Structure				\$0	

212. B1.4 Miscellaneous Structure					
214. Firesafing	1	ls	70,000.00	70,000	
217. Total for Section B1.4 Miscellaneous Structure				\$70,000	

B2 Exterior Enclosure

222. B2.1 Roofing					
224. Skylights				0	excluded
226. Membrane roofing	22,036	sf	37.50	826,400	
228. Tie new roof finish into existing roof system	287	lf	200.00	57,400	
230. Smoke hatches				0	assumed existing
232. Rough carpentry	1	ls	55,000.00	55,000	allowance
235. Total for Section B2.1 Roofing				\$938,800	

239. B2.2 Exterior Walls					
241. Exterior cladding on back-up (measured elsewhere), (allowance):					
242. GL-D over existing reinforced structure	4,387	sf	120.00	526,400	
243. GL-D over new structure - include backup	4,483	sf	120.00	538,000	
244. GL-E over existing reinforced structure	1,452	sf	120.00	174,200	
245. GL-E over new structure - include backup	1,384	sf	120.00	166,100	
246. GL-E over new structure - include backup	2,550	sf	120.00	306,000	
247. MP-1 over exoskeleton system on 1' outriggers	3,606	sf	155.00	558,900	
248. MP-2 over exoskeleton system on 5' outriggers	7,152	sf	175.00	1,251,600	
249. MP-3 over exoskeleton system on 1' outriggers	4,385	sf	155.00	679,700	
250. MP-3 over new structure - include backup	2,639	sf	125.00	329,900	
251. MP-4 over new structure - include backup	2,733	sf	125.00	341,600	
252. WP-1 over existing reinforced structure	1,962	sf	80.00	157,000	
253. WP-1 over new structure - include backup	3,153	sf	80.00	252,200	

Keller Auditorium - Renovation & Expansion Option
Concept Estimate

Detailed Estimate

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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
254. Back-up to exterior cladding	16,942	sf	52.00	881,000	
256. Rear of parapets	562	sf	40.50	22,800	
257. Copings	525	lf	100.00	52,500	
258. Louvres	1	ls	50,000.00	50,000	allowance
259. Caulking & sealing	1	ls	60,000.00	60,000	allowance
261. Acoustic Premiums				0	assumed not req'd
264. Total for Section B2.2 Exterior Walls				\$6,347,900	

268. B2.3 Exterior Windows & Curtainwall					
270. GL-A at lobby expansion ground level	4,010	sf	190.00	761,900	
271. GL-B at Balcony 1 & 2 lobby expansion - curved - faceted	8,552	sf	300.00	2,565,600	
272. GL-C over exoskeleton system	4,531	sf	190.00	860,900	
273. GL-D over exoskeleton system	1,606	sf	190.00	305,100	
275. Acoustic glazing				0	not shown
277. Punched windows				0	not shown
279. Shading to glazing (measured elsewhere):					
280. curtainwall	3,069	sf	75.00	230,100	allowance, 50% of GL-C & D
282. Design assist				0	assumed not req'd
285. Total for Section B2.3 Exterior Windows & Curtainwall				\$4,723,600	

288. B2.4 Exterior Doors					
290. Doors					
291. glazed	10	lvs	12,500.00	125,000	
292. metal	5	lvs	2,500.00	12,500	
293. overhead	1	ea	17,500.00	17,500	
294. automatic door openers	2	ea	7,500.00	15,000	
297. Total for Section B2.4 Exterior Doors				\$170,000	



Keller Auditorium - Renovation & Expansion Option
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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
300. B2.5 Miscellaneous Exterior					
302. Canopies and projections:					
303. Canopies, 3' deep	267	sf	250.00	66,800	allowance
304. Canopies, 6' deep	360	sf	250.00	90,000	allowance
305. Exterior signage	1	ls	125,000.00	125,000	
308. Total for Section B2.5 Miscellaneous Exterior				\$281,800	

C INTERIORS

C1 Partitions & Doors

314. C1.1 Partitions					
316. Stc Glazing				0	
318. Glazed	840	sf	100.00	84,000	
320. Dressing room/warm up walls	1,951	sf	25.00	48,800	
322. Shaft walls	734	sf	30.00	22,000	
324. Sgl plumbing walls	5,713	sf	20.00	114,300	
326. Dbl plumbing walls	98	sf	30.00	2,900	
328. Auditorium walls	5,395	sf	65.00	350,700	
330. Rehearsal walls	2,461	sf	50.00	123,100	
332. Sound & light lock walls	1,254	sf	35.00	43,900	
334. Furring	18,814	sf	6.00	112,900	
336. Balance	25,498	sf	35.34	901,000	
338. Partitions not shown	21,965	sf	30.00	659,000	allowance
340. Patching and repairing of existing walls	1	ls	50,000.00	50,000	
342. Firesafing	1	ls	30,000.00	30,000	allowance
344. Box-in-box construction:					
345. rehearsal room 2	1,830	sf	27.50	50,300	
347. Acoustic isolation joints					assumed not req'd
350. Total for Section C1.1 Partitions				\$2,592,900	



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
352. C1.2 Interior Doors					
354. Stc door for rehearsal room 2	2	ea	9,000.00	18,000	
356. Public doors	55	lvs	6,000.00	330,000	
358. Boh doors	50	lvs	2,200.00	110,000	
360. Gasket and sealed doors	91	lvs	3,000.00	273,000	
362. Balance	40	lvs	2,500.00	100,000	
364. Fire shutters	1	ls	50,000.00	50,000	allowance
366. Automatic door openers	3	ea	6,000.00	18,000	
369. Total for Section C1.2 Interior Doors				\$899,000	

C2 Vertical Movement

373. C2.1 Stairs					
375. Feature stairs in lobby	4	flts	250,000.00	1,000,000	
377. Auditorium				0	
379. Spiral stair to flytower	1	flts	90,000.00	90,000	
381. Public stair 8 rsrs 6'-6" wide with wall rails	1	ls	30,000.00	30,000	
383. Modifications to existing public stairs in lobby	1	ls	100,000.00	100,000	
385. Service/Exiting	6	flts	30,000.00	180,000	
387. Misc steps and ladders	1	ls	20,000.00	20,000	allowance
390. Total for Section C2.1 Stairs				\$1,420,000	

392. C2.2 Elevators & Lifts					
394. Public					
395. Public (4 Stp, 58' Rise) Frt & rear opgs	1	ea	315,000.00	315,000	
396. Public (4 Stp, 58' Rise) Frt opgs	1	ea	265,000.00	265,000	
398. Back of House					
399. Boh/service (4 Stp, 60' Rise) Frt & rear opgs	1	ea	300,000.00	300,000	
401. H/C Lifts (Ea)					assumed existing
404. Total for Section C2.2 Elevators & Lifts				\$880,000	

Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
408. C3.1 Public & Non-Public Spaces					
410. Floors					
411. ¼" renew resources "stageboard" on two layers of 3/4" thick tongue and groove, structural 1 grade, 7-ply marine plywood on 2x4 sleepers	7,481	sf	45.00	336,600	
412. carpet	53,431	sf	12.00	641,200	
413. carpet tile	17,000	sf	8.00	136,000	
414. ceramic tile (floors) (boh)	2,081	sf	22.50	46,800	
415. porcelain tile	5,729	sf	30.00	171,900	
416. quarry tile	2,139	sf	15.00	32,100	
417. sealed & polished conc (scofield)	14,546	sf	12.00	174,600	
418. sealed conc	43,117	sf	2.00	86,200	
420. Bases					
421. rubber base	11,527	lf	3.50	40,300	
422. tile base boh	655	lf	20.00	13,100	
423. tile base foh	1,625	lf	30.00	48,800	
424. wood base	5,227	lf	25.00	130,700	
426. Walls					
427. 1" fwp FOH	3,891	sf	40.00	155,600	
428. 1" fwp to boh	3,515	sf	30.00	105,400	
429. 2" ductliner (walls)	17,965	sf	10.00	179,600	
430. ceramic tile (walls) (boh)	4,282	sf	22.50	96,300	
431. ceramic tile (walls) (foh)	14,625	sf	35.00	511,900	
432. paint and patch existing walls	76,412	sf	5.00	382,100	
433. painted gyp lvl 4	127,739	sf	2.00	255,500	
434. painted gyp lvl 5	19,519	sf	6.00	117,100	
435. wood panelling	17,701	sf	100.00	1,770,100	
436. painted shaped gypsum to rehearsal rooms	1,281	sf	15.00	19,200	
437. wall covering	10,563	sf	20.00	211,300	
439. Ceilings					
440. 2" ductliner (ceiling)	33,493	sf	10.00	334,900	
441. 2" fwp	534	sf	50.00	26,700	
442. acoustic tile (boh)	12,842	sf	10.00	128,400	
443. acoustic tile (foh)	2,195	sf	12.00	26,300	
444. acoustic tile high nrc (boh)	8,984	sf	15.00	134,800	
445. exposed ceiling					
446. exposed ceiling, ptd black	6,348	sf	5.00	31,700	
447. exposed ceiling, ptd black to stagehouse	4,858	sf	10.00	48,600	
448. isolated gyp ceiling	5,037	sf	30.00	151,100	
449. metal panel ceiling perf for lobby	8,755	sf	100.00	875,500	
450. metal panel ceiling solid for lobby	18,850	sf	75.00	1,413,700	
451. painted gyp ceiling	2,073	sf	16.00	33,200	
452. painted gyp with skim coat plaster ceiling	8,191	sf	25.00	204,800	
453. orch upper ceiling	16,722	sf	100.00	1,672,200	



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
455. Fixed ff&e & millwork	1	ls	2,775,000	2,775,000	
457. Patching at tie in at existing balcony	1	ls	50,000.00	50,000	
459. Donor Recognition	1	ls	250,000.00	250,000	allowance
461. Performance equipment accommodation:					
462. multi function theatre	1	ls	100,000.00	100,000	
464. Blackout shades:					
465. manual	2,164	sf	25.00	54,100	
466. motorized	593	sf	40.00	23,700	
468. Restroom accessories	1	ls	220,000.00	220,000	allowance
469. Interior signage	1	ls	300,000.00	300,000	allowance
470. Rough carpentry	1	ls	100,000.00	100,000	allowance
472. Acoustical isolation joints				0	excluded
475. Total for Section C3.1 Public & Non-public Spaces				\$14,617,100	

D MECHANICAL & ELECTRICAL SERVICES

D1 Mechanical

507. D1.1 Plumbing & Drainage					
509. <u>D1.11 - Plumbing Fixtures</u>				720,000	
511. Water conserving, commercial quality plumbing fixtures c/w trim, faucets, supplies, stops, waste and traps, hangers, brackets, supports	288	ea	2,500.00	720,000	
512. - Water closets or urinals with electronic no touch flush valves			Included		
513. - Lavatories with electronic faucets			Included		
514. - Janitor mop basins in custodial closets			Included		
515. - Dual level drinking fountains - refrigerated			Included		
516. - Showers			Included		
517. - Studio sinks			Included		
518. - Emergency eyewash showers			Included		
519. - Rough-ins for above fixtures			Included		
521. <u>D1.12 - Domestic Water</u>				1,314,500	
523. Domestic water services are extended from the existing incoming water service c/w new central water meter and backflow preventer assembly, to fixtures and fittings throughout, as well as mechanical cooling systems make-up and general interior and exterior hose bibb coverage. All domestic water piping is thermally insulated. Booster pumpset is also included.	199,061	sf	5.85	1,164,500	



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
525. Domestic hot water is produced by air source heat pump water heater (equal to A.O. Smith or Mitsubishi) with storage tanks	1	ea	150,000.00	150,000	
528. <u>D1.13 - Sanitary Waste & Vent</u>				796,244	
530. A new complete system of sanitary waste and vent collection is provided to serve plumbing fixtures, floor drains and equipment throughout. Condensate drainage is provided to serve HVAC equipment piped to floor / hub drains throughout. Service connects to outlet to site sanitary sewer. Grease interceptor is also provided for the kitchen.	199,061	sf	4.00	796,244	
533. <u>D1.14 - Storm</u>				1,394,366	
535. A complete systems of roof/storm water drainage is provided to collect rainwater from existing and new roofs. Service connects to outlets to existing site storm sewer (new may be added for addition areas). Adjacent overflow "daylight" drains spill to grade. Special provision for noise sensitive roof theater area drainage is also included.	199,061	sf	6.00	1,194,366	
537. Rainwater retention tank and treatment skid	1	ea	200,000.00	200,000	
540. <u>D1.15 - Natural Gas</u>				0	
542. No work required.			Info only		
545. <u>D1.16 - Specialty Systems:</u>					
547. <u>D1.16.1 - Rain Water Harvesting</u>				0	
549. Rainwater harvesting system consisting of Non-pressurized rainwater harvesting storage tank, Greywater filtration system, non-potable piping and pumps			No work required.		
551. <u>D1.16.2 - Seismic Restraints</u>				49,800	
553. Seismic / Hurricane restraints to City of Punta Gorda standards	199,061	sf	0.25	49,800	
556. No work required					
558. <u>D1.16.3 - LEED Certification & Sustainable Design Administration</u>				49,800	
560. Allowance for LEED Certification and/or Sustainable Design Administration	199,061	sf	0.25	49,800	



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
562. D1.16.4 - Combination Photo Voltaic / Solar Hot Thermal System				0	
564. No work required			Info only		
587. D1.16.8 - Selective / General Demolition				72,600	
589. Demolition of existing domestic water, sanitary and storm systems	145,176	sf	0.50	72,600	
654. D1.17 - Miscellaneous Works and General Accounts				882,500	
656. Supervision, site office, head office overheads, submittals, clean up, small tools, rentals and the like, rigging and preparation of 3D co-ordination drawings	1	ea	882,500.00	882,500	
661. Total for Section D1.1 Plumbing & Drainage				\$5,279,810	

664. D1.2 Fire Protection					
666. D1.21 - Standpipe				248,800	
668. Fire hose coverage provided throughout the building as per NFPA14.	199,061	sf	1.25	248,800	
671. D1.22 - Sprinklers				1,481,250	
673. Demolition of existing fire protection systems	145,176	sf	0.50	72,588	
675. The building is fully fire sprinkler protected with wet and/or dry system to local codes and NFPA regulations, for light / ordinary hazard coverage.	199,061	sf	6.60	1,313,662	
677. Automatic Horizontal split case fire pump (1000gpm, 200HP)	1	ea	80,000.00	80,000	
679. Existing incoming firewater service 8" dia. c/w new house control and backflow preventor	1	ea	15,000.00	15,000	
681. D1.23 - Specialty Systems				49,800	
683. Seismic / Hurricane restraints to City standards	199,061	sf	0.25	49,800	
686. D1.24 - Fire Extinguisher				15,000	
688. Individual fire extinguishers are provided to meet local codes and NFPA regulations.	50	ea	300.00	15,000	



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
690. <u>D1.25 - Miscellaneous Works and General Accounts</u>				0	
692. Supervision, site office, head office overheads, submittals, clean up, small tools, rentals and the like, rigging and preparation of 3D coordination drawings				Included above	
695. Total for Section D1.2 Fire Protection				\$1,794,850	

698. <u>D1.3 Heating, Vent, Air Cond</u>					
700. <u>D1.31 - Liquid Heat Transfer (Heating)</u>				2,078,100	
702. Electric hot water boilers are utilized to provide back-up heating to WSHP's to provide hot water to serve the building heating and reheat loads. Primary circulation pumps c/w VFD's are provided. Heat exchangers / glycol loop is provided. Air and expansion control and chemical pot feeder are provided.	5,000	mbh	125.00	625,000	
704. Hot water heating piping is extended to air handling units, unit/force flow heaters, perimeter radiation, and VAV reheat coils throughout utilizing fully redundant secondary circulation pumps c/w VFD's.	199,061	sf	7.30	1,453,100	
707. <u>D1.32 - Liquid Heat Transfer (Cooling)</u>				3,495,300	
709. Water sourced heat pump chillers and matching fluid coolers provide chilled and primary heating water to serve the building HVAC loads. Chilled & condenser water loops are provided with primary circulation pumps c/w VFD's. Air and expansion control and chemical pot feeder are provided.	500	tn	5,000.00	2,500,000	
711. Chilled water piping is extended to air handling units and space cooling units throughout utilizing fully redundant secondary circulation pumps c/w VFD's.	199,061	sf	5.00	995,300	
714. <u>D1.33 - Steam and Condensate (Humidification)</u>				398,100	
716. Local steam electric resistive steam generators (humidifier) equal to Dri-steam- Vaporstream located adjacent to AHUs.	199,061	sf	2.00	398,100	



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
718. <u>D1.34 - Air Distribution</u>				12,996,300	
720. Custom quality indoor mounted air handling units generally comprising of: 4" thick Double Wall insulated casing, solid stainless steel base (drain pan), chilled water cooling coil section, hot water reheat coil, mixing box section, MERV8/13 filter sections, humidification, specialty filtration (UV / etc.), supply and return/exhaust fan arrays through variable frequency drives and c/w vibration isolation, access sections with marine lights, factory installed building automation BACnet, and discharge plenum equal to Haakon / Ventrol	239,000	cfm	20.00	4,780,000	
722. Custom quality indoor mounted dedicated outside air handling units generally comprising of: 4" thick Double wall insulated casing, solid stainless steel base (drain pan), energy recovery wheel, chilled water cooling coil section, hot water reheat coil, mixing box section, MERV8/13 filter sections, supply and return/exhaust fan arrays through variable frequency drives and c/w vibration isolation, access sections with marine lights, factory installed building automation BACnet, and discharge plenum equal to Haakon / Ventrol	47,800	cfm	30.00	1,434,000	
724. Air conditioning systems is selected to suit the function, geometry and thermal characteristics of the space served. All air conditioning systems are zoned in order to maximize thermal comfort and minimize energy wastage. Building is generally conditioned by ducted central AHUs with back of house and smaller spaces such as green rooms and admin areas to operate independently from larger Auditorium and Foyer spaces. Main Auditorium is served by two (stage & seating areas AHUs) constant volume AHUs, modulating temperature output of air. Temperature and humidity is controlled via sensors located within the space. The balcony seats are supplied via underfloor displacement either through diffusers in the steps, floor or integrated as part of the pedestals. The stage area is also supplied via low velocity diffusers located underneath the balcony. Piano store room is furnished with a dedicated FCU which controls both temperature and humidity with dedicated sensors to control the space temperature. Make-up air is provided to adjacent Foyer. Generally air is supplied to the spaces via a network of sheetmetal ducts to and from the respective air handling units supply air diffusers within the space. Duct is lined with internal 1" - 2" thick duct liner depending on location and area served. Ceiling voids (where available) are utilized to convey return air to main riser shaft locations.					
726. Galvanized steel sheetmetal distribution ductwork as per SMACNA	287,000	lbs	15.00	4,305,000	
728. Thermal insulation / acoustic lining for above ductwork	187,000	sf	6.00	1,122,000	
730. Air outlets and accessories	199,061	sf	5.00	995,300	



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
732. VAV terminals with reheat coils (allowance)	240	ea	1,500.00	360,000	
735. <u>D1.35 - Exhaust Systems</u>				478,100	
737. Central washroom / locker exhaust system with roof mounted exhaust fan, exhaust sheetmetal ductwork and grilles. Exhaust air is exhausted via a heat reclaim device. Kitchenette's are ducted to general exhaust.	199,061	sf	2.00	398,100	
739. Mechanical and electrical rooms are provided with inline exhaust fan, intake and exhaust louvers, exhaust sheetmetal ductworks and grilles.	1	ea	80,000.00	80,000	
742. <u>D1.36 - Specialty Systems</u>				0	
744. No work required			Info only		
746. <u>D1.37 - Support Systems and Works</u>					
748. <u>D1.37.1 - Noise and Vibration Isolation</u>				167,300	
750. Vibration isolators and ductwork silencers are provided to ensure quiet operation and to ensure noise levels from operation do not exceed above the required levels	478,000	cfm	0.35	167,300	
752. <u>D1.37.2 - Mechanical Wiring and Starters</u>				0	
754. All starters, motor controls, line and load side wiring by Electrical Contractor			Info only		
756. <u>D1.37.3 - Balancing and Commissioning</u>				497,700	
758. The HVAC systems are balanced to design flow rates and equipment placed into prime operating condition via enhanced commissioning practices.	199,061	sf	2.50	497,700	
760. <u>D1.37.4 - Lobby Smoke Exhaust</u>				0	
764. <u>D1.37.5 - General Smoke Evacuation</u>				0	
768. <u>D1.37.6 - LEED / Sustainability</u>				99,500	
770. Allowance for LEED Certification and/or Sustainable Design Administration	199,061	sf	1	99,500	



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
772. D1.37.7 - Seismic / Tornado / Hurricane Restraint				99,500	
774. Seismic / Hurricane restraints to City standards	199,061	sf	0.50	99,500	
776. D1.37.8 - Acoustic Treatments				398,100	
778. Provision for duct lagging, vinyl wrap, sound traps and the like	199,061	sf	2.00	398,100	
780. D1.37.9 - 24/7 Cooling Systems				0	
783. D1.37.10 - Generator Support				350,000	
785. Provisional sum allowance included for generator support including ventilation, exhaust, Diesel Fuel Oil Fill Station, Fuel Oil Transfer Pump, Fuel Oil Storage Tank, fuel oil piping Sch.40 steel diesel fuel oil, monitoring, commissioning and initial fuel oil fill.	1	ea	150,000	150,000	
787. Ventilation for generator room including dampers, silencers, plenums, etc. as well as generator combustion and exhaust stack	1	ea	200,000	200,000	
789. D1.37.11 - Smoke Exhaust System				398,100	
791. Post smoke purge exhaust system with UL-864 listed control system separate from building BMS and interconnected to building fire alarm system c/w make-up fans and minimal ductwork.	199,061	sf	2.00	398,100	
794. D1.37.12 - 24/7 Cooling Systems				280,000	
796. Allowance for provision of 24/7 cooling systems	40	tns	7,000.00	280,000	
799. D1.37.13 - Selective / General Demolition				108,900	
801. Demolition of existing HVAC systems in the existing building	145,176	sf	0.75	108,900	
803. D1.38 - Miscellaneous Works and General Accounts				4,369,000	
805. Supervision, site office, head office overheads, submittals, clean up, small tools, rentals and the like, rigging and preparation of 3D coordination drawings	1	ea	4,369,000	4,369,000	
808. Total for Section D1.3 Heating, Ventilation & Air Conditioning				\$26,214,000	

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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
810. D1.4 Controls					
812. <u>D1.41 - Controls and Automation</u>				1,990,600	
814. A new Building Automation System (BAS) is provided consisting of direct digital controls. The BAS controls and monitors all HVAC systems and equipment, and various plumbing, fire protection and electrical systems where required. System allows operators to start and stop equipment and automatically control zone temperatures, air and water flow rates. System and system graphics allow full monitoring, trending and reporting of set points, equipment control and alarm functions. Damper and valve actuators are electric / electronic type with direct digital control (DDC). Ventilation rates are controlled by main duct run mounted carbon dioxide sensors (demand ventilation) throughout the facility. Humidification is controlled by humidistats throughout the facility. Metering is provided on electrical and water services above.	199,061	sf	10.00	1,990,600	
816. <u>D1.42 - Miscellaneous Works and General Accounts</u>				0	
818. Supervision, site office, head office overheads, submittals, clean up, small tools, rentals and the like, rigging and preparation of 3D coordination drawings				Included in above rates	
821. Total for Section D1.4 Controls				\$1,990,600	

D2 Electrical

825. D2.1 Services & Distribution					
827. <u>D2.11 - L.V. Switchboard</u>				16,000	
829. Remedial work to existing main switchboard to accommodate new downstream equipment	1	ea	16,000	16,000	
832. <u>D2.12 - Emergency Power</u>				890,700	
834. 400kW 277/480V indoor diesel generator with a fuel storage, critical grade muffler, etc....	1	ea	348,000.00	348,000	
836. 800A 277/480V emergency distribution panel	1	ea	48,000.00	48,000	
838. 400A 277/480V ATS c/w bypass feature	2	ea	42,300.00	84,600	
840. Emergency power distribution system consisting of 277/480V distribution panels and mechanical panels, 120/208V lighting and power panels with associated K13 transformer isolated from all production areas.	199,061	sf	2.06	410,100	



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Description	Concept Estimate				Remarks
	Quantity	Unit	Rate	Amount	
842. <u>D2.13 - Distribution</u>				768,400	
844. Normal power distribution system with 277/480V distribution and lighting panels, 480V mechanical distribution system, 120/208V distribution panels feeding production equipment, 120/208V lighting and power panels. 480V to 120/208V transformers are located away from the performance areas to eliminate noise transmission and submetering system.	199,061	sf	3.86	768,400	
847. <u>D2.14 - Feeders</u>				893,800	
849. All life safety feeders have a 2 hour fire rating, critical power feeders are copper conductor with required ground and installed in EMT conduit. Flexible conduit and cabling is utilized for final connections to vibrating equipment.	199,061	sf	4.49	893,800	
851. <u>D2.15 - Motor Controls & Wiring</u>				406,100	
853. The electrical division installs loose starters provided by the mechanical division and load and line side wiring for mechanical equipment. Final terminations to any vibrating equipment is completed using flexible conduit.	199,061	sf	2.04	406,100	
856. <u>D2.16 - Miscellaneous</u>				630,700	
858. A building grounding system to meet code requirements, and technical grounding system to meet the requirements of the production equipment is provided.	199,061	sf	0.36	71,700	
860. Lightning protection system	1	ea	75,700	75,700	
862. Supply and install 170KW PV system	1	ea	483,300	483,300	
864. <u>D2.17 - General Requirements</u>				721,000	
866. Supervision, site office, head office overheads, submittals, premium of loss of productivity time, small tools, rentals and the like.	1	sum	721,000	721,000	
870. Total for Section D2.1 Services & Distribution				\$4,326,700	



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
872. D2.2 Lighting, Devices & Controls					
874. <u>D2.21 - Lighting</u>				7,082,200	
876. General					
878. Lighting in the public areas consists of decorative ambient lighting is provided by the use of decorative recessed, wall mounted fixtures with energy efficient LED; lighting in the private room areas is provided by recessed direct / indirect fixtures. Lighting in storage, back of house and service areas is provided using standard suspended industrial LED fixtures.					
880. Exit lights and emergency lighting control are provided to meet code requirements. Emergency battery units are provided in mechanical and electrical rooms.					
882. New FOH lighting	23,349	sf	35.00	817,200	
884. New BOH Lighting	30,536	sf	15.00	458,000	
886. Renovated area lighting	145,176	sf	40.00	5,807,000	
888. <u>D2.22 - Branch Devices & Wiring</u>				1,017,200	
890. General maintenance receptacles are provided throughout the facility. Receptacles for office, dressing rooms... are provided to accommodate the specific usage of each area. 20A dimming circuits are provided in the performance areas to accommodate the production requirements. 50% of plug loads are switched as per ASHRAE 90.1 2013 requirements.	199,061	sf	3.26	648,900	
892. A central programmable lighting control and dimming system for lighting control in the public areas is provided. Service and non public areas have lighting controlled by central LV switching and occupancy sensors.	199,061	sf	1.85	368,300	
894. <u>D2.23 - Heating</u>				0	
896. Electric heating is achieved by units supplied by Mechanical. The electrical division installs, wires and terminates these unit (included above).					
898. <u>D2.24 - General Requirements</u>				1,620,000	
900. Electrical subcontractor's supervision, site office, head office overheads, submittals, premium of loss of productivity time, small tools, rentals and the like.	1	sum	1,620,000	1,620,000	
903. <u>Total for Section D2.2 Lighting, Devices & Controls</u>				\$9,719,400	



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
905. <u>D2.3 Systems & Ancillaries</u>					
907. <u>D2.31 - Fire Alarm System</u>				804,200	
909. A two stage addressable fire alarm EVAC system is provided in the facility to suit local code requirements. System includes central panel, annunciator, speakers/horns/strobes, heat/smoke detectors, pull stations... throughout.	199,061	sf	3.01	599,200	
911. Fire responders distributed antenna system	199,061	sf	1.03	205,000	
914. <u>D2.32 - Security System</u>				842,000	
916. A security access and CCTV system are provided to suit the end user needs. It is assumed that this system monitors exterior doors, provides access through security doors only and provide cameras to monitor the building perimeter only.	199,061	sf	4.23	842,000	
919. <u>D2.33 - Communications</u>				792,300	
921. <u>General</u>					
923. The electrical division provides an infrastructure raceway system to accommodate a CAT 6 structured cabling system with horizontal and backbone cabling throughout the facility to meet the clients requirements. Telephony and active hardware is provided by others.	199,061	sf	3.98	792,300	
925. <u>Clock</u>					
927. A clock system will not be required. Time will be displayed by the information screens and/or PC devices.					
930. <u>D2.34 - P.A. System</u>				2,064,200	
932. The electrical division provides a complete empty raceway infrastructure to accommodate a general paging system for non production paging throughout the facility. Paging equipment is provided by others.	199,061	sf	0.51	101,500	
934. <u>Audio/Visual - Performance</u>					
936. The electrical division provides a complete empty raceway infrastructure to accommodate the intercom, program audio/visual, assisted listening, integrated controls and portable equipment. A complete cable pass through system provides routing for broadcast and recording cabling. The equipment costs are included in Architectural estimate	199,061	sf	9.86	1,962,700	

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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
938. <u>D2.35 - Miscellaneous</u>				72,600	
940. Miscellaneous systems such as Night Delivery system, clocks, etc. are not required in the facility.					
942. Allowance for selective demolition	145,176	sf	0.50	72,600	
944. <u>D2.36 - General Requirements</u>				915,000	
946. Supervision, site office, head office overheads, submittals, premium of loss of productivity time, small tools, rentals and the like.	1	sum	915,000.00	915,000	
950. Total for Section D2.3 Systems & Ancillaries				\$5,490,300	

E EQUIPMENT

E1 Equipment

957. <u>E1.1 Performance Equipment & Seating</u>		per Shalleck Collaborative			
959. Main Theatre					
961. Production rigging	1	ls	2,300,000.00	2,300,000	
962. (76) general purpose battens					
963. (4) side battens					
964. manual counterweight with compensating chains					
965. (3) traveler tracks, motorized framed proscenium fire safety curtain installed					
967. Orchestra pit lifts - (1) main and (1) extension	1	ls	900,000.00	900,000	
969. Seating wagons	1	ls	450,000.00	450,000	
971. Production lighting control	1	ls	400,000.00	400,000	
973. Fixed & loose theatre seating - 2805 upholstered seats	1	ls	1,825,000.00	1,825,000	
975. Production av systems	1	ls	2,000,000.00	2,000,000	
977. Variable acoustics	1	ls	3,000,000.00	3,000,000	
979. Rehearsal Hall					
981. Production lighting control	1	ls	75,000.00	75,000	
983. Production a/v systems	1	ls	50,000.00	50,000	



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
985. Balance					
987. <i>Building Wide A/V Systems</i>					
989. <i>Production av systems</i>	1	ls	100,000.00	100,000	
991. <i>Fixtures, Furniture & Equipment</i>					
993. <i>Stage draperies</i>	1	ls	250,000.00	250,000	
995. <i>Production lighting fixtures</i>	1	ls	1,000,000.00	1,000,000	
997. <i>Portable a/v equipment</i>	1	ls	350,000.00	350,000	
999. <i>Escalation from June 2023 to May 2024 dollars</i>	1	ls	508,000.00	508,000	4% escalation
1002. Total for Section E1.1 Performance Equipment & Seating				\$13,208,000	

1004. E1.2 AV Equipment					
1006. AV equipment				elsewhere	w/ section E1.1
1010. Total for Section E1.2 AV Equipment				\$0	

E2 Miscellaneous Equipment

1014. E2.1 Miscellaneous Equipment					
1016. Food service equipment	1	ls	500,000.00	500,000	allowance
1018. Loading dock equipment	1	ea	20,000.00	20,000	
1020. Exhibit equipment	1	ls	1,136,000.00	1,136,000	
1021. escalation from August 2023 to May 2024 dollars	1	ls	34,080.00	34,100	3% escalation
1023. Security and communication equipment				see electrical	
1026. Total for Section E2.1 Miscellaneous Equipment				\$1,690,100	

F DEMOLITION & TEMPORARY CONSTRUCTION

F1 Demolition & Temporary Construction

1032. F1.1 Demolition					
1034. Allowance for hazardous abatement	1	ls	1,500,000	1,500,000	
1035. Demo existing BOH addition, 40' high volume	1	ls	150,000.00	150,000	
1036. Demo existing canopy/roof framing at FOH addition	7,967	sf	30.00	239,000	
1037. Demo existing cladding/canopies	28,721	sf	20.00	574,400	
1038. Demo existing concrete columns at col line A including top of caissons	9	ea	2,500.00	22,500	
1039. Demo existing curtainwall	8,367	sf	15.00	125,500	



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	Quantity	Unt	Rate	Amount	
1040. Demo existing paving at BOH addition	3,723	sf	2.50	9,300	
1041. Demo existing paving, multi level, at FOH addition	6,567	sf	3.00	19,700	
1042. Demo existing retaining wall at orchestra pit	1	ls	20,000.00	20,000	
1043. Demo existing wall finishes in audience chamber @ 55'	7,361	sf	15.00	110,400	
1044. Demo existing wall finishes in audience chamber @ 68'	19,437	sf	15.00	291,600	
1045. Demo plaster ceiling in audience chamber	16,984	sf	25.00	424,600	
1046. Demo sog for new elevator pit installation	3	ea	500.00	1,500	
1047. Gut interior spaces including partitions/doors/MEP	51,030	sf	12.00	612,400	
1048. Masonry wall at existing loading dock @ 68'	1	ls	35,000.00	35,000	
1049. Parapet at Balcony Level 1 to allow for new box seating expansion	1	ls	40,000.00	40,000	
1050. Protect existing roof finish incl flytower	36,560	sf	5.00	182,800	
1051. Remove existing cip concrete beam and shorten tie in beams	1	ls	10,000.00	10,000	
1052. Remove floor system for new egress stairs	678	sf	15.00	10,200	
1053. Remove floor system for new elevator shaft - reinforce opening	1	ls	5,000.00	5,000	
1054. Remove stage floor, salvage wood joists to reinstall	2,682	sf	25.00	67,100	
1055. Demo of existing catwalks and loading galleries	1	ls	20,000.00	20,000	
1056. Misc. required demolition	1	ls	250,000.00	250,000	allowance
1059. Total for Section F1.1 Demolition				\$4,721,000	

1062. F1.2 Temporary Construction					
1064. Assumed all included in general requirements					elsewhere
1067. Total for Section F1.2 Temporary Construction				\$0	

G GENERAL REQUIREMENTS

1072. G1.1 Equipment & Rentals					
1074. Cranes/hoisting	1	ls	2,500,000.00	2,500,000	
1076. Scaffolding					
1077. mf theatre - 2300 seats	1	ls	850,000.00	850,000	
1078. scaffolding for remaining	1	ls	175,000.00	175,000	
1081. Total for Section G1.1 Equipment & Rentals				\$3,525,000	

1083. G1.2 Project Overhead Items					
1085. Temporary cooling	1	ls	75,000.00	75,000	allowance
1087. Subguard	1	ls	1,900,000.00	1,900,000	1-1/2% allowance
1089. Non-trade items:	1	ls	3,165,000.00	3,165,000	2.5% allowance
1090. - temporary protection					incl
1091. - cleaning					incl
1092. - sediment control					incl
1093. - construction fence					incl
1094. - temporary roads					incl



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	Quantity	Unit	Rate	Amount	
1095. - street cleaning					incl
1097. Temporary shoring to existing	1	ls	150,000.00	150,000	
1099. Mock Ups	1	ls	350,000.00	350,000	
1102. Total for Section G1.2 Project Overhead Items				\$5,640,000	

H SITEWORKS & UTILITIES

1107. H1.1 Siteworks					
Description	Quantity	Unit	Rate	Amount	Remarks
1109. Hard and soft landscaping allowance	22,930	sf	75.00	1,719,800	
1113. Total for Section H1.1 Siteworks				\$1,719,800	

1116. H1.2 Mechanical Utilities					
Description	Quantity	Unit	Rate	Amount	Remarks
1118. <u>H1.21 - Water</u>				0	
1120. Existing to remain					Info only
1123. <u>H1.22 - Sanitary</u>				0	
1125. Existing to remain					Info only
1128. <u>H1.23 - Storm</u>				50,000	
1130. Allowance for minor storm rework to suit renovations				50,000	Allowance
1133. <u>H1.24 - Natural Gas</u>				0	
1135. No work required.					
1138. <u>H1.25 - Specialty Systems</u>				100,000	
1140. Provisional sum allowance for Irrigation including Lawn - Sprinkler irrigation, Trees / shrubs / perennials				100,000	Allowance



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Description	Concept Estimate				Remarks
	Quantity	Unt	Rate	Amount	
1143. H1.26 - Miscellaneous Works and General Accounts				0	
1145. Included in above rates					
1149. Total for Section H1.2 Mechanical Utilities				\$150,000	

1152. H1.3 Electrical Utilities					
1154. H1.31 - Site - Power				0	
1156. <u>Property Site</u>					
1158. Existing to remain					
1161. H1.32 - Site - Communications				48,000	
1163. <u>Property Site</u>					
1165. Allowance for exterior rated CCTV cameras	1	sum	48,000.00	48,000	
1168. H1.33 - Site - Lighting				137,000	
1170. Allowance for site lighting consisting of decorative exterior wall sconce and linear fixtures, Façade lighting, etc....	1	sum	137,000	137,000	
1173. H1.34 - Site - General Requirements				0	
1175. Included in above rates					
1179. Total for Section H1.3 Electrical Utilities				\$185,000	