

SOUTH BALTIMORE
GATEWAY PARTNERSHIP



Request for Proposals
Design / Build Contract for the
Renovation of the Carroll Park Recreation
Center (formally known as the Carroll
Park PAL Center) located at 800 W.
Bayard St., Baltimore, MD 21223

Issue Date: 11-29-21

Submission Deadline: 5:00 pm on 12-31-21

Email to: procurement@sbgpartnership.org

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1.0 General Information

1.1 Introduction and Project Description

South Baltimore Gateway Partnership (“SBGP” or “Client”), in partnership with the Baltimore City Department of Recreation and Parks (“BCRP”), is issuing this Request for Proposals (“RFP”) to solicit design-build proposals from offerors interested to serve as the design-builder for the design and construction for the renovation and expansion of the Carroll Park Recreation Center (the “Center”) formally known as the Carroll Park PAL Center located at 800 Bayard St., Baltimore, MD 21223. The purpose of this RFP is to determine which offeror will be awarded the Design-Build contract (“Agreement,” “Design-Build Agreement,” or “Contract”) for the project. Offerors may either be an individual firm capable of providing all required services or a team of firms led by one designated prime contractor (“Design Builder”).

The Carroll Park Recreation Center is a small masonry structure dating back to the 1970s of approximately 7,500 square feet located on the northeast corner of Carroll Park in the neighborhood of Pigtown. The building has been functionally abandoned for more than a decade. Building systems do not function and maintenance in general has been minimal. SBGP will be leading the effort to renovate and reopen the Center for public use and is seeking a team with the capacity to perform the necessary design, permitting, estimating, and construction.



The scope of work for this project is inspired by an architectural study performed in 2018, which is included as an exhibit to this RFP. The starting point for the design process will be “Option B,” which involves renovating the existing building, adding a

new entrance and lobby facing the front, improving pedestrian access, and making connections to adjacent amenities such as the playground, field house, skate park, and the neighboring charter school, which includes a full gymnasium. The ultimate goal will not be to dramatically increase the size of the Center, but rather to adopt a “campus model” where the modest-sized structure will be well used for 21st century recreational programming while taking advantage of the surrounding assets.

Be aware that the diagrams included in the Use and Cost Study do not represent final design decisions, but rather a place to begin the design and provide costs estimates for the proposal. The client team is also aware that construction prices may have changed since 2018.



“Option B” Concept from 2018 Use and Cost Study

1.2 Location

The Project is located at 800 Bayard St., Baltimore, MD 21223.

1.3 Budget

The current approximate overall project budget for both the Design Phase and the Construction Phase is between \$2,000,000 and \$2,500,000 and will be finalized based on the final schematic designs. The precise cost of the Construction Phase will be determined during the design process but shall be limited by the overall project budget.

1.4 General Design Builder Scope of Services

This project will move forward in two distinct phases: the **Design Phase** and the **Construction Phase**. During the Design Phase, the construction team shall participate as needed in design conversations in order to improve the constructability of the designs, provide cost estimates as described below, and ensure that designs conform to

the project budget. The exact scope of services required by the Client will be set forth in a separate written agreement between the Client and the selected Design Builder.

Design Phase

The scope of work will consist of completing the pre-construction phase of the project in preparation for final approval by Client and property owner.

The Design Builder's services during the Design Phase shall include, but may not be limited to, confirming the program, design, and cost estimating of building and site, value engineering, scheduling, logistical planning, constructability analysis, bid package administration, and bidding of trade contracts.

Additionally, the Design Builder shall submit construction estimates upon the following benchmarks:

- Schematic Designs (SD)
- 50% Design Development
- 100% Design Development
- 50% Construction Documents
- 100% Construction Documents (Guaranteed Maximum Price)

The Design Builder shall prepare a final Guaranteed Maximum Price (GMP) at 100% Design Documents for the Client's optional acceptance, reflecting the entire cost, scope of work, and quality intent of the Project before any construction funds are committed. The GMP Proposal shall be supplemented with a clearly defined and detailed breakdown of costs for the entire Project. All construction costs must be clearly defined and included in the GMP Proposal. All proposed allowances included shall be approved by the Client and shall include estimated quantities and values justified by the Design Builder. All clarifications, exclusions, and exceptions must be identified within pricing packages and the GMP Proposal.

Construction Phase

Upon approval of the design and GMP by the Client, the Design Builder will enter into a pre-negotiated contract to perform the construction management / general contracting services and design construction administration necessary to satisfactorily complete the project in compliance with the approved contract documents.

The Design Builder's services during the Construction Services phase shall include, but may not be limited to, construction management including but not limited to progress meetings that include Client or Client's designee, design construction administration, field supervision, coordinating subcontractors, maintaining quality, meeting schedules, and providing the general conditions work for the Project.

Generally, all trade contracts shall be competitively bid and assigned to the Design Builder's contract; however, when circumstances warrant it, the Design Builder will be allowed to self-perform work that it traditionally performs with its own forces. The

Design Builder shall implement and maintain a project controls system with full access to the project information by all project stakeholders. The Design Builder shall allow for “open book” policy and facilitate review of all Project contracts, records, accounting and other documentation and information, in any form, to the Client or persons designated by the Client for auditing purposes.

- A. **Cost Savings**
To the extent the actual cost of the work may be reduced through the course of the design refinement, Procurement, and Construction, the reduction in cost shall be split evenly between the Client and the selected Design Builder.
- B. **Construction Change Order Mark-Up**
For Client approved changes to the scope of work, the Design Builder shall propose a Percentage Fee for additive change orders to the Guaranteed Maximum Price (GMP) Contract amount. Deductive change orders will be credited only for the cost of the work.
- C. **Schedule**
The final Project Schedule is not certain at this time; however, it is the Client's intent to provide Notice to Proceed for Design Services by February 15, 2022. Notice to Proceed for Construction Services is anticipated by August 1, 2022. Construction completion is anticipated by December 1, 2023.
- D. **Bidding and Construction Contingency**
The Design Builder's contingency shall be used to cover costs of unforeseen job conditions, omissions of the estimate (with the exception of subcontracted work), and discrepancies between subcontractor and supplier scopes of work, which are properly reimbursable as Cost of the Work but are not the basis for a change order. The Design Builder's contingency shall be used with the Client's concurrence only, which shall not be unreasonably withheld. Requests for the use of the contingency shall be submitted by the Design Builder within ten (10) calendar days of the event that caused such Cost of Work to be incurred, or as soon as the need is apparent, whichever is earlier. The Design Builder's contingency shall not be used for repairing or replacement of the Work due to the Design Builder's negligence or error. The contingency may be refunded via change order to the Client in stages as agreed upon by the team, and the balance of the Design Builder's contingency which has not been expended for the Project according to the procedures set forth herein shall be refunded entirely to the benefit of the Client, upon final invoicing. The Design Builder shall also provide the Client documented status of the contingency amount on a monthly basis with each payment application. The Client will carry a separate contingency for changes to the work.

1.5 Schedule of Events

The anticipated schedule below outlines milestones for the project:

Date	Time	Event
November 29, 2021		RFP Issued
December 10, 2021	5:00 pm	Registration for Site Tour and RFP Conference (Optional)
December 13, 2021	2:00 pm	Site Tour (Optional)
December 15, 2021	10:00 am	RFP/Bid Conference (Optional)
December 17, 2021	5:00 pm	Deadline for receipt of questions
December 22, 2021	5:00 pm	Final responses to questions
December 31, 2021	5:00 pm	Deadline for Submission
January 18, 2022	TBD	Interviews
January 21, 2022		Selection Announcement
January 31, 2022		Finalize Contract Negotiations (Anticipated)
February 15, 2022		Design Phase Kickoff (Anticipated)
August 1, 2022		Construction Phase Kickoff (Anticipated)
December 1, 2023		Construction Phase Completion (Anticipated)

Applicants are invited to attend an optional site tour and optional RFP Conference. Participants must register in advance by completing [this form \(bit.ly/registerSBGP-CPRec\)](https://bit.ly/registerSBGP-CPRec) no later than 5:00 pm on December 10, 2021.

Optional Site Tour

December 13, 2021
 2:00 pm
 Carroll Park PAL Center

Optional RFP Conference

December 15, 2021
 10:00 am
 Virtual, information sent upon registration

1.6 Proposal Instructions

Applicants shall submit two separate proposals. One will include the technical proposal outlined below. The second will be a price proposal for project design.

- A. Pages in the proposals shall be typed with the maximum number of pages of proposal information (excepting supplemental proposal forms required or requested) to be limited to thirty (30) pages numbered in sequential order.

Submit separate electronic PDF files of both your technical and price

proposals by the submittal date/time aforementioned. Both the technical and price proposals should be submitted as single PDF files. Email proposals to Liz Cornish, Enhanced Services Director, at procurement@sbgpartnership.org.

Oral, telephonic, hard copy, or faxed proposals are invalid and will be considered as non-responsive.

- B. No proposing firm / prime contractor may submit more than one proposal.
- C. Each respondent must comply with the submission requirements as outlined. Submittals that fail to comply with the requirements as specified may be deemed non-responsive and such determination will result in no further consideration of that respondent or the respondent's submittals by the Client. At any stage, the Client reserves the right to terminate, suspend, or modify this selection process; reject any or all submittals at any time; and waive any informalities, irregularities, or omissions in submittals, as the best interests of the Client may require.

1.7 Proposal Requirements

Proposals must include, but are not limited to, the following items:

Part 1 – Organization Information

- A. A narrative describing the qualifications of your firm or team, responding specifically to the evaluation criteria listed below.
- B. Statement of available bonding capacity for this project.
- C. Completed AIA A305 including financial statements (as attachment).
- D. Certificate of Status verifying your business is in good standing with the State of Maryland (as attachment).

Part 2 – Project Experience

Present at least three relevant projects completed in the last five years similar in size and complexity. Include:

- A. Project description and location.
- B. Project size (square feet).
- C. Project completed construction value.
- D. Project construction start and completion dates.
- E. Method of construction.
- F. Other relevant project information.
- G. General Contractor Staff directly involved with the project. Identify team's Preconstruction Manager, Project Manager, Estimator, and Superintendent at a minimum.
- H. Client/Owner contact with telephone number and email address.
- I. Owner's Representative contact with telephone number and email address.

- J. Architect contact with telephone number and email address.

Part 3 – Project Team and Staff

- A. Resumes for all relevant parties who will be working on this project.
- B. Provide an organization chart graphically indicating how your firm would staff and structure the proposed team (both in the field and in the office) during the Design and Construction phases.

Part 4 – Organization and Management of the Project

- A. What makes your Design Build services unique and successful?
- B. What makes your design and pre-construction services unique? What tools do you use to enhance the process? Describe your approach.
- C. Describe how your cost estimating process is organized and provide specific examples of your cost estimating documents where you feel such information will provide clarity.
- D. Describe your approach to safety on the project site, specifically as it relates to work taking place adjacent to active public spaces such as schools or parks. Cite specific examples where your team has dealt with this, and how the safety plan was communicated and managed.
- E. Describe how your team recently worked together to resolve a complicated, unexpected design or construction situation on a recent project.
- F. Describe a recent project that was completed as Design Build. What lessons did you learn and what would you do differently on this project?
- G. Have your project architect summarize what is most important on projects of this kind.
- H. Fill in the blank: We define success on a project as _____.

Part 5 – Price Proposal

Provide a fee for the Design Phase, including a proposed budget, **in a separate PDF file.**

- ❖ Note-Preliminary designs are not required but will be reviewed if submitted.

1.8 Questions, Inquiries, and Amendments Regarding this RFP

All inquiries related to this RFP are to be directed, in writing, to Liz Cornish, Enhanced Services Director, at procurement@sbgpartnership.org. Information obtained from any other source is not official and should not be relied upon. The Client will issue a response to all questions by email.

Applicants may also request to receive answers to questions, even if they do not submit any questions. Answers will be distributed by email to all parties that have registered their contact information for the optional site visit, optional RFP Conference, or by emailing procurement@sbgpartnership.org. Please include the subject heading: Request for Questions Responses.

Questions should not be submitted to any other SBGP staff, SBGP Board of Directors, Baltimore City Department of Recreation and Parks, or other parties, and doing so will cause this candidate's removal from the RFP process.

1.9 Proposing Firms to Fully Inform Themselves

Proposers are required to fully inform themselves of all project conditions which may impact their proposal and the Client's requirements prior to submitting a proposal. Proposers should become acquainted with the nature and extent of the services to be undertaken and make all necessary examinations, investigations, and inspections prior to submitting a proposal.

Firms proposing are responsible for examining and determining for themselves the location and nature of the proposed work, the amount and character of the labor and materials required, the Schedule of Events, and the difficulties which may be encountered.

Proposing Firm is to consider any federal, state, and local Laws and Regulations that may affect cost, progress, performance, or furnishing of the Work.

The Client will not consider any claims arising from failure to take such actions.

1.10 Evaluation and Selection Criteria

The Client reserves the right to reject any or all responses to this RFP. Final selection of the short-listed Design Builder candidates will be on the basis of their apparent ability to best meet the overall expectations of the Client, as determined solely by the Client.

SBGP reserves the absolute right to conduct investigations as it deems necessary for the evaluation of any proposal and to establish the experience, responsibility, reliability, references, reputation, business ethics, history, qualifications, and financial ability of the firm responding. The purpose of such investigation is to determine that the Design Builder has the ability, experience, resources, and reputation necessary to perform the work and to support all warranties in accordance with the contract documents.

The following items will be reviewed to provide a basis for selection (not in order of priority):

- A. Qualifications Proposal Phase of Selection (total points available = 150):
 - 1. Qualifications and experience of the teams, as indicated by prior successful completion of similar projects. 40 points
 - 2. Qualifications and experience of the key individuals, who will be assigned to this project, as indicated by prior involvement in similar projects. 40 points
 - 3. Proposed approach to completion of the scope of work and understanding of the project and project issues. 30 points

4. References. 22 points
5. Demonstrated ability to provide acceptable surety by bond or letter of credit. 10 points
6. Equity. 3 points
 - a. City-certified minority or women owned firm. 2 points
 - b. Un-certified minority or women owned firm, or minority or women owned firm certificated by another jurisdiction. 1 point
 - c. Certified Disadvantaged Business Enterprise (DBE). 1 point
7. Local business. 5 points
 - a. Strong nexus in neighborhood where project is located. 5 points
 - b. Strong nexus in District. 4 points
 - c. Strong nexus in South or Southwest Baltimore. 3 points
 - d. Strong nexus in Baltimore City. 2 points
 - e. Strong nexus in Greater Baltimore. 1 point

B. Interview and Fee Proposal Review:

1. Those respondents deemed best qualified will be invited to participate in an interview. An interview invitation will be sent out to approximately three (3) candidates with the highest RFP submittal scores on the date noted in the schedule of events. The invitation will explain the interview requirements and provide the time and location. The purpose of the interview is to ensure a full understanding of the RFP responses and to introduce key members of the Design Builder Team.
2. Each short-listed firm will also be reviewed based upon their fee proposal. This information will be evaluated and rated in terms of responsiveness and value.

❖ Note – Although the project cost will be a major component of the selection process, other factors will also be considered. Contract may not necessarily be awarded to the firm providing the lowest proposed fee.

1.11 Selection Process

- A. The Client will review all responses to this RFP that meet requirements and are received prior to the designated closing date and time.
- B. Upon review of the qualified firms, the Client will select the proposal which best reflects the Client’s needs and requirements.
- C. The top firm’s proposal, based on qualifications, will be reviewed and, if necessary, negotiations will commence.
- D. If a satisfactory agreement with the proposer cannot be reached at a price that is determined by Client to be fair and reasonable, negotiations with that firm shall be formally terminated. Negotiations with the second ranked proposer may then be initiated. Failing accord with the second ranked proposer, the Client shall formally terminate negotiations and may then undertake negotiations with the

subsequently ranked proposers, or re-issue the RFP at their discretion.

- E. The Client will have sole determination of which proposal is in the Client's best interest.

1.12 Modifications and Withdrawal of Proposal

- A. Withdrawn proposals may be resubmitted up to the time designated for the receipt of proposals due date/time provided that they are then fully in conformance with the RFP.
- B. If, within twenty-four hours after proposals are opened, any company that provides written notice to the Client and demonstrates to the reasonable satisfaction of Client that there was a material and substantial mistake in the preparation of its proposal, that company may withdraw its proposal. Thereafter, that company will be disqualified from further bidding on the Work.

1.13 Proposals to Remain Open Subject to Acceptance

All proposals shall remain open for forty-five (45) days after the day of the proposal opening, but the Client may, in its sole discretion, release any proposal prior to that date.

1.14 Equal Opportunity

SBGP will not discriminate in its procurement with regard to race, ethnicity, religion, gender, sexual orientation, national origin, marital status, age, disability, or any other characteristic protected by law.

SBGP does reserve the right to select, from among a pool of qualified proposals, the one that best provides an opportunity to further its mission through Impact Investment.

1.15 MBE and WBE Goals

The selected applicant must comply with Article 5, Subtitle 28 of the Baltimore City Code (2007 Edition) regarding participation by Minority Business Enterprises ("MBE") and Women's Business Enterprises ("WBE") (collectively, "Certified Business Enterprises" or "CBEs") in the execution of the services under this RFP. The selected applicant must use all reasonable good faith efforts to meet any Baltimore City-certified MBE and WBE participation goals that are established for this project, which are expected to be:

MBE Goal: 27%

WBE Goal: 10%

1.16 Conflict of Interest

SBGP is a public body operating within a tightly defined geographic boundary with a large board of directors and a wide range of project partners across the private, public, and non-profit sectors. As a result, it is common for participants in one SBGP project to overlap with, or have personal or professional relationships with, participants in another

SBGP project. While this is generally a benefit to the communities involved, it introduces the possibility of conflicts of interest.

SBGP takes seriously its role to avoid actual, potential, or perceived conflicts of interest. The respondent should disclose any such conflicts of interest in writing. The reviewer(s) will consider the nature of the respondent's responsibilities and the degree of potential or apparent conflict in deciding the course of action that the respondent needs to take to remedy the conflict of interest.

1.17 Limitations

SBGP reserves the right to select the respondent of its choosing, to reject all responses, or to terminate this request at any time. SBGP may issue a new request, extend the deadline, or make other good faith efforts to expand the applicant pool if the market for goods or services is limited. In the event that the selected firm or team fails to perform adequately during the application phase, or that grantor rules require it, SBGP reserves the right to select a new firm or team for the Construction Phase.

Neither this request, nor any proposals provided in response to it, constitute a contract between SBGP and the applicant(s). Selection by SBGP does not guarantee that the parties will successfully negotiate or execute a contract, and final scope or contract details may vary from the description contained herein.

Applicants who are not successful may request a meeting to debrief about the selection process. SBGP documents created or used during the selection process, including any score cards, notes, emails, memos, or other written materials, are internal materials and will not be made available.

Late proposals, or proposals that are not fully responsive to the requirements listed herein, will be disqualified.

1.18 Cost of Proposals

Expenses incurred in the preparation of proposals in response to this RFP are the Proposing Firm's sole responsibility. The Client assumes no responsibility for payment of any expenses incurred by any Proposing Firm as part of the RFP process.

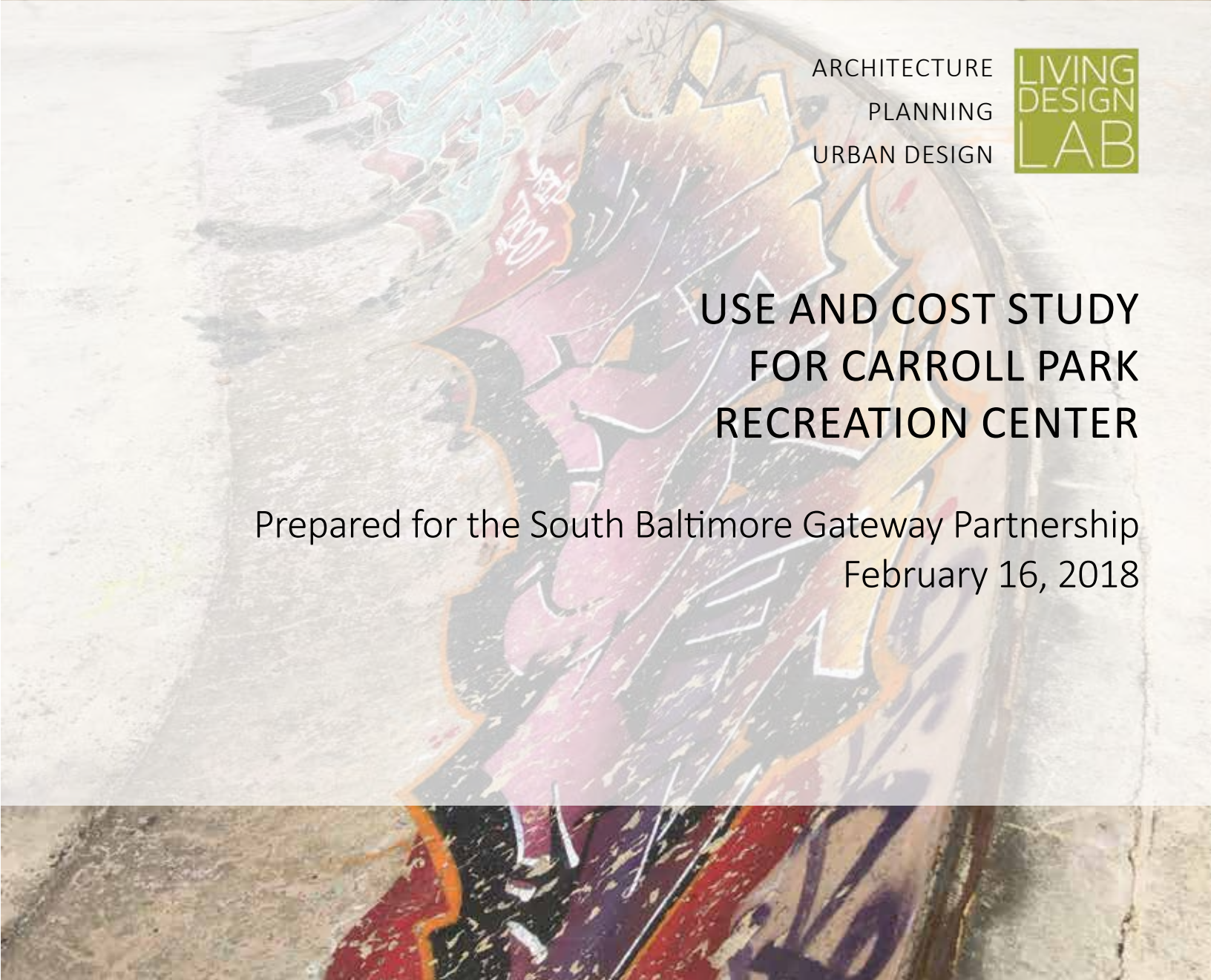


ARCHITECTURE
PLANNING
URBAN DESIGN



USE AND COST STUDY FOR CARROLL PARK RECREATION CENTER

Prepared for the South Baltimore Gateway Partnership
February 16, 2018





The last master plan for Carroll Park was made in 2001. The plan makes no mention of the recreation center structure, its use or future. Rather, the plan focuses on the history of the site, the condition of the park grounds, its landscaping and outdoor uses only.

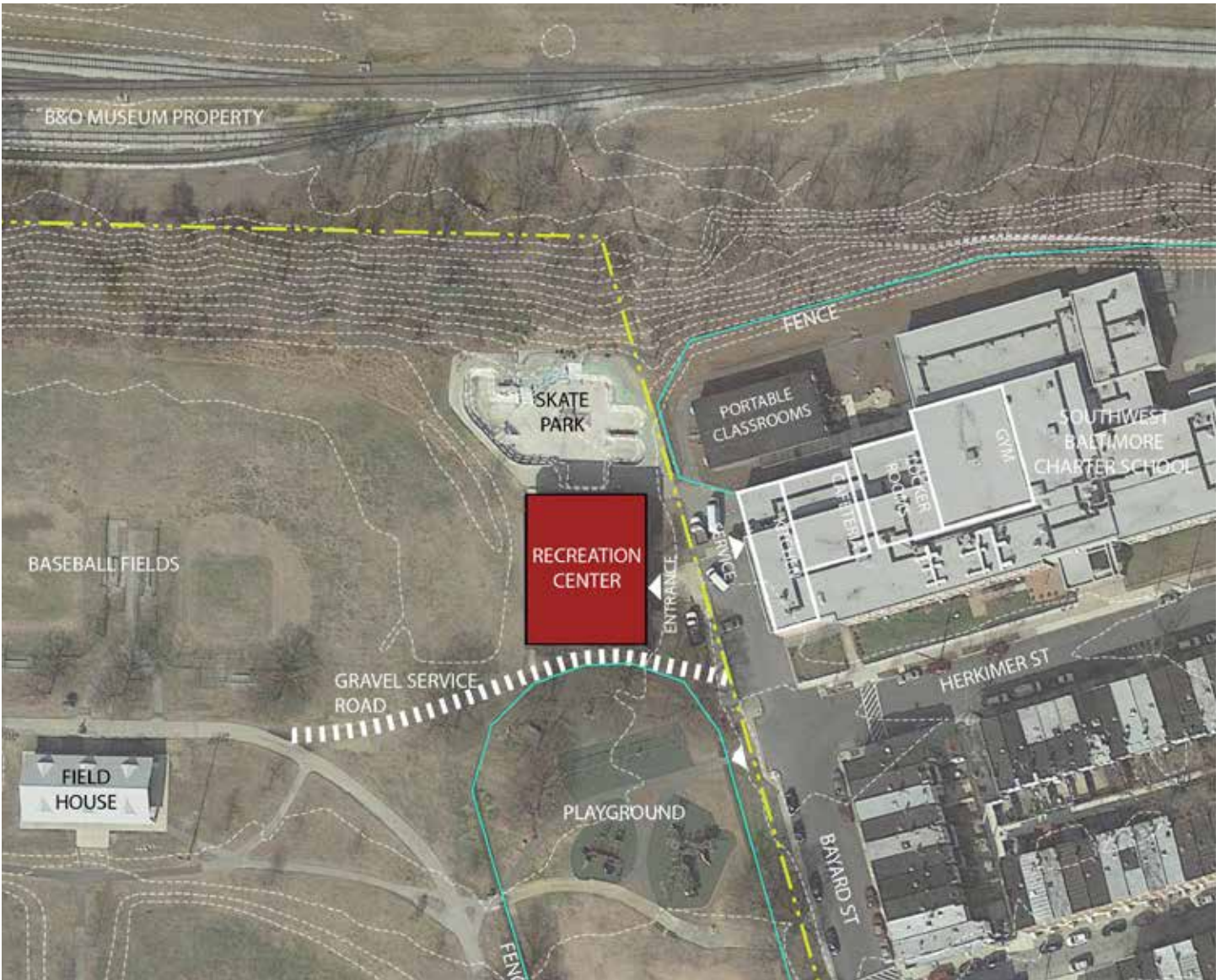
The South Baltimore Gateway Partnership (SBGP) is currently making major investments in parks and public spaces across the South Baltimore Gateway District. In order to prioritize parks spending, SBGP is working with BCRP and local residents to perform a District-wide Needs Assessment. SBGP is working to translate the Needs Assessment into a comprehensive, multi-year Implementation Plan for capital, maintenance, and programming.

The Carroll Park Recreation Center is a key asset being examined in the Needs Assessment. The center is a small masonry structure dating back to the 1970s of approximately 7,500 square feet located on the northeast corner of Carroll Park in the neighborhood of Pigtown. The building has been functionally abandoned for more than a decade. Building systems do not function and maintenance in general has been minimal. The SBGP would like to evaluate the center's existing conditions and determine what renovations or new construction are needed to upgrade the facility to serve the needs of the community. Some questions posed are the following:

- Is the existing building capable of providing the programming desired by the community?
- If so, what work must be done to the facility to support such programming?
- What is a reasonable estimate for price range of this work?
- What is a reasonable estimate of the projected time frame of this work?
- Given the answers to the previous questions, would it more efficient to tear down the existing facility and build a new one? If so, what might be the likely price range and time frame?
- What impact, if any, would either a renovation or a new building have on the future of the skate park?

The purpose of this study is to determine whether the Center can reasonably be adapted to provide the programming desired by the community. This study therefore contains the following:

- An existing conditions assessment of the facility and its related context.
- A summary of needs as identified through community and stakeholder engagement as well as through meetings with SBGP and the Baltimore City Department of Recreation and Parks (BCRP).
- A space needs summary based on the program needs identified.
- Design options for renovation and renovation with addition.
- Conceptual cost models and schedule for various options.



Existing Conditions

COMMUNITY AND STAKEHOLDER INPUT

COMMUNITY

SBGP and BCRP held stakeholder group meeting that identified the following uses as desired for the recreation center. The community voiced that they would like to see general community meeting space that supports activities such as yoga, reading centers, community gatherings, and dance. The community would like to see existing sports programs such as baseball, soccer, and lacrosse supported by the facility. It would also like to see gymnastics, basketball, karate and general free play accommodated. For social programming, the community would like prekindergarten, adult programs, senior programs, a community kitchen and a farmer's market.

BALTIMORE SKATE PARK

Living Design Lab met with James Holzmeister of Baltimore Skate Park to understand the skating community's interest in the Carroll Park Skate Park. According to Mr. Holzmeister, the skate park holds some sentimental value within the skating community as the first skate park in Baltimore City, realized through the advocacy and fundraising efforts of the skating community. However, it is recognized that the current skate park is not ideal. It is about 15,000 sf undersized, lacks variety in conditions, and is designed primarily for advanced users, making it unattractive for beginners or intermediate skaters. Ideally, the skate park would have more at-grade conditions as well as the sunken bowls. Additionally, the skating community recognizes that the hidden location by the railroad track embankment is problematic in its attraction of crime and illicit activity. Site lighting is desirable. While extending hours of usage would require operational changes with BCRP, an agreement for site lighting and extended hours has been made for the Roosevelt Skate Park in Hampden. The surface of the existing skate park is in disrepair and requires some patching. Baltimore Skate Park has been contributing to maintenance of the skate park in cooperation with BCRP. Baltimore Skate Park would welcome a new, updated skate park in an appropriate alternate site in Carroll Park should the existing skate park need to be demolished. The skate park also holds summer skateboard camp programs. Baltimore Skate Park would like to expand the program with indoor components held within the recreation center.

SOUTHWEST BALTIMORE CHARTER SCHOOL

Living Design Lab also met with Erika Brockman, Executive Director of the South Baltimore Charter School (SBCS) to understand the school community's interests in the recreation center. The SBCS is a kindergarten through 8th grade school mostly serving the nearby neighborhood communities. The SBCS also currently holds multiple after school activities for both children in the community and the community at large such as volleyball, lacrosse leagues, reading programs and art programs. The school is willing to share its existing gym, its cafeteria and other spaces with the BCRP in order for BCRP to expand programming.

The school has a small outdoor space that is currently occupied by portable classrooms buildings. The school wants to remove the portables eventually and landscape the outdoor environment to support its expeditionary learning programs. The school community is also concerned about public safety and illicit activity near the skate park. They would like to see additional activity at the recreation center to help reduce unwanted behaviors around the site.

The school is short of space and is seeking to expand programming to include Pre-kindergarten. The school would like to displace some of its programs into the recreation center in order to free up space in the school building. For example, the music and art programs can be held in the recreation center during school hours. This will allow spaces within the school to be reconfigured for dedicated pre-kindergarten classes. Having programs held in multi-use space in the recreation center may require permanent storage space within the recreation center facility. Should the recreation space have space configured and equipped for dance, SBCS would be interested in relocating its after-school dance program into the recreation center. The school would also like to have changing facilities in the recreation center building for its sports programs and a warming kitchen for events.

B&O MUSEUM AND CARROLL MANSION

Living Design Lab met with Courtney Wilson, Executing Director of the B&O Railroad Museum and Rose Gallenberger, Director of the Carroll Mansion. The Museum is currently undergoing a master planning effort for the museum site. The master plan considers how property along the tracks can be used for other functions, including a stable house for the mounted police. The Museum also hopes to place a station along its track at the Mansion to connect Museum visitors to the Mansion. The Museum and the Mansion desires to fence the historic mansion grounds in order to make improvements to the landscape and hold programmed events such as performances, festivals, picnics, kite flying, historic reenactments and more. The Mansion would also like a new visitor's center near the Carroll Park's existing parking lot, adjacent to the Mansion. Both the Mansion and Museum management is concerned about the crime near the skate park and would like to see measures taken to eliminate the illicit activity from the northern edge of Carroll Park.

BALTIMORE CITY RECREATION AND PARKS DEPARTMENT

Living Design Lab and the SBGP met with leadership from the Baltimore City Recreation and Parks Department (BCRP) to understand how other recreation centers are utilized and to hear what BCRP's aspirations for the Carroll Park Recreation Center. BCRP would like to open the recreation center as soon as possible. In general, BCRP operates their facilities as multi-generational community centers. To do so, the facilities need to have flexible, multi-use spaces that support a variety of activities. BCRP serves populations from 5 years to seniors with programs in arts, physical education, afterschool programs and sports programs. Desired spaces for the Carroll Park include space for wellness and yoga classes, arts and crafts, break room, warming kitchen for catered events, computer counter for laptops and café-like seating areas. BCRP recognizes that the existing gym does not function well as a basketball court and may therefore be better utilized as flexible space for other active uses. The vacant recreation center is currently being utilized for storage of lacrosse and other sports equipment. There is an existing head house adjacent to the baseball fields at Carroll Park that is currently in disrepair and underutilized. If the head house were repaired, it can be used for the sports equipment storage liberating space from the recreation center for community uses.

PROGRAM SUMMARY

Based on the input gathered through community and stakeholder outreach and through meetings with BCRP and SBGP, the following uses are desirable for the Carroll Park Recreation Center.

- Wellness classes such as yoga, pilates
- Dance, karate and tumbling Classes
- Reading club gatherings
- Community meetings
- Team or coach meetings for outdoor sports leagues
- Free Play
- Arts and Crafts community classes
- Art classes for SBCS
- Music classes for SBCS
- General classroom activities
- Dedicated storage space for SBCS
- Refreshments for community events
- Informal gathering and social interaction
- Small group meetings
- Computer use

The following concept space program has been developed based on the identified desired uses.

- 875sf general classroom with study tables for arts and crafts
- 875sf general classroom with flexible seating.
- 1500sf multipurpose space suitable for dance, yoga and karate classes
- 1500sf multipurpose space suitable for free play and active games.
- 200sf reception/office area with storage
- 200sf catering kitchen with commercial refrigerator
- 250sf to 1000sf lounge area for informal gatherings. Includes computer counter.
- General storage space for supplies, equipment and folding furniture.
- 7000sf gymnasium for general fitness and basketball (this can be a later phase addition)

The recreation center is a single-story building built in 1970 of approximately 7,500 square feet. The building has been functionally abandoned for more than a decade without upkeep. It is bordered on the north by the Carroll Park Skatepark, on the east by the Southwest Baltimore Charter School, on the south by a fenced playground used by the school, and to the west by baseball fields and the rest of Carroll Park. Its siting places the facility off major thoroughfares at a secluded corner of the park by the intersection of Herkimer and Bayard Streets, directly adjacent to the South Baltimore Charter School. The location of the recreation center and the skate park is bordered on the north by a wooded embankment forming the edge of the B&O Railroad Museum site and train tracks. The isolation of the skate park has presented problems for the location, attracting illicit drug and prostitution activities after hours. The existing building and the skate park are also covered in graffiti. There is no site lighting.

The South Baltimore Charter School has a small fenced-in outdoor space directly east of the skate park, currently occupied by portable classrooms. Bayard Street dead-ends to this fenced area and forms a service entrance to the school kitchen. As a result, the recreation center entrance opens to the service side of the school. The school facility has kitchen, cafeteria, gymnasium, and locker rooms configured at the west end of the school site adjacent to the recreation center. This adjacency presents the opportunity to share use of the common school facilities with the recreation center related functions. The school utilizes the oval fenced-in playground area at Carroll Park for school recess and fitness programs.

The existing skate park is well utilized by the skating community, however, it is in need of surface repairs. It is also considered undersized and designed for only advanced users rendering its usefulness as limited. There is no outdoor lighting at the skate park and it is not visible from the street.

The perimeter of the recreation center lacks landscaping. The sidewalk along Bayard Street at the entrance is cracked. South of the building, there is a gravel drive which appears to be a service access road. The general site perimeter appears neglected, reinforcing the perception that the site is not open to the community.

Architecture

The recreation center is a single-story slab-on-grade load bearing concrete-masonry-unit structure with a steel joist and metal deck low-sloped roof. The exterior cladding is brick, however the wall does not have a cavity or insulation. There is a “mansard roof” metal panel siding at the upper portion of the exterior wall. There are four small, vertical windows covered with security grating located on each of the north and south faces of the building. There are no window openings on the east and west sides of the building. Exterior doors are hollow metal without lights. Overall, the building lacks transparency, with few openings and few cues that indicate its use. The result is a non-descript presence that is uninviting and unattractive.

The interior layout is mostly unchanged since its original construction. A few stud wall partitions have been added to subdivided one of the classrooms to create storage space. Otherwise, the space plan is formed by the building’s original painted concrete-masonry-unit load-bearing walls and partitions. With the exception of the multipurpose room, all occupied spaces include acoustic tile ceiling grids with recessed linear fluo-



View of building from Bayard Street Approach



Main Entrance



View of Skate Park and Wooded Embankment to B&O Railroad Museum Traintracks Beyond



View of Exterior Wall



View of Multipurpose Room



View of Classroom

rescent lighting, all of which are in disrepair. The multipurpose room has no ceiling and all ductwork and structure is exposed. The gymnasium lighting is high intensity metal halide pendants. Toilet rooms were locked and could not be examined. However, based on the original floor plans, the layouts do not meet current ADA standards. Water closet and lavatory counts are adequate for the occupancy based on existing use. Flooring is vinyl tile in poor condition throughout. As part of the original plan, there is a full kitchen next to the multipurpose room. It has a hood, but the stove has been since removed. The scope of this study does not include assessment of the structural condition of the existing facility. However, based on visual inspection, there does not appear to be any degradation of the walls or roof structure. Also, this study does not include an assessment or testing for hazardous materials.

HVAC

The building has two separate HVAC systems divided into 5 zones. One unit serves the gymnasium and the other unit serves the balance of the building. The copper has been removed from the rooftop units rendering them inoperable and unsalvageable. The cooling is direct expansion and the heating is gas fired. The rooftop units are not original to the building and are manufactured by Trane.

Plumbing

The domestic water service is without a backflow preventer. The domestic water is concealed within the ceiling space, piped to the plumbing fixtures. A gas fired water heater provides domestic hot water for the building. The water heater has noted installation of May 2006 and is approaching 12 years old. The gas meter is located adjacent to the incoming water service. The natural gas is piped through metallic piping to the two roof top units and gas fired water heater. The roof drainage does not appear to be original to the building. It is our opinion that at the time of construction the roof drainage would have been cast iron pipe and not PVC.

Fire Alarm and Protection

The building does not have a fire-suppression system or a fire alarm system.

Electrical Service

Electrical service to the building is provided by BGE. A pad mounted transformer located to the south of the building in the playground area serves the building. The service conductors enter the building underground and terminate in a 208Y/120V CT cabinet, in the main electrical room. There is a single utility meter for the building. The main CT cabinet serves a 208Y/120V, 400A distribution panel in the main electrical room. This panel was replaced within the last ten years and is in good condition. The main distribution panel serves two branch circuit panelboards, which in turn serve lighting and receptacle loads throughout the building. The branch circuit panelboards are original to the building and in poor condition. Our observational field survey was not able to determine the grounding system for the building.

Lighting and Devices

Lighting fixtures throughout the building are primarily troffer style fluorescent luminaires. Emergency battery pack fixtures provide emergency egress lighting for the building. Lighting fixtures are controlled via standard toggle switches.



Views of Rooftop Mechanical Units



Views of Electrical Panels



View of Hot Water Heater

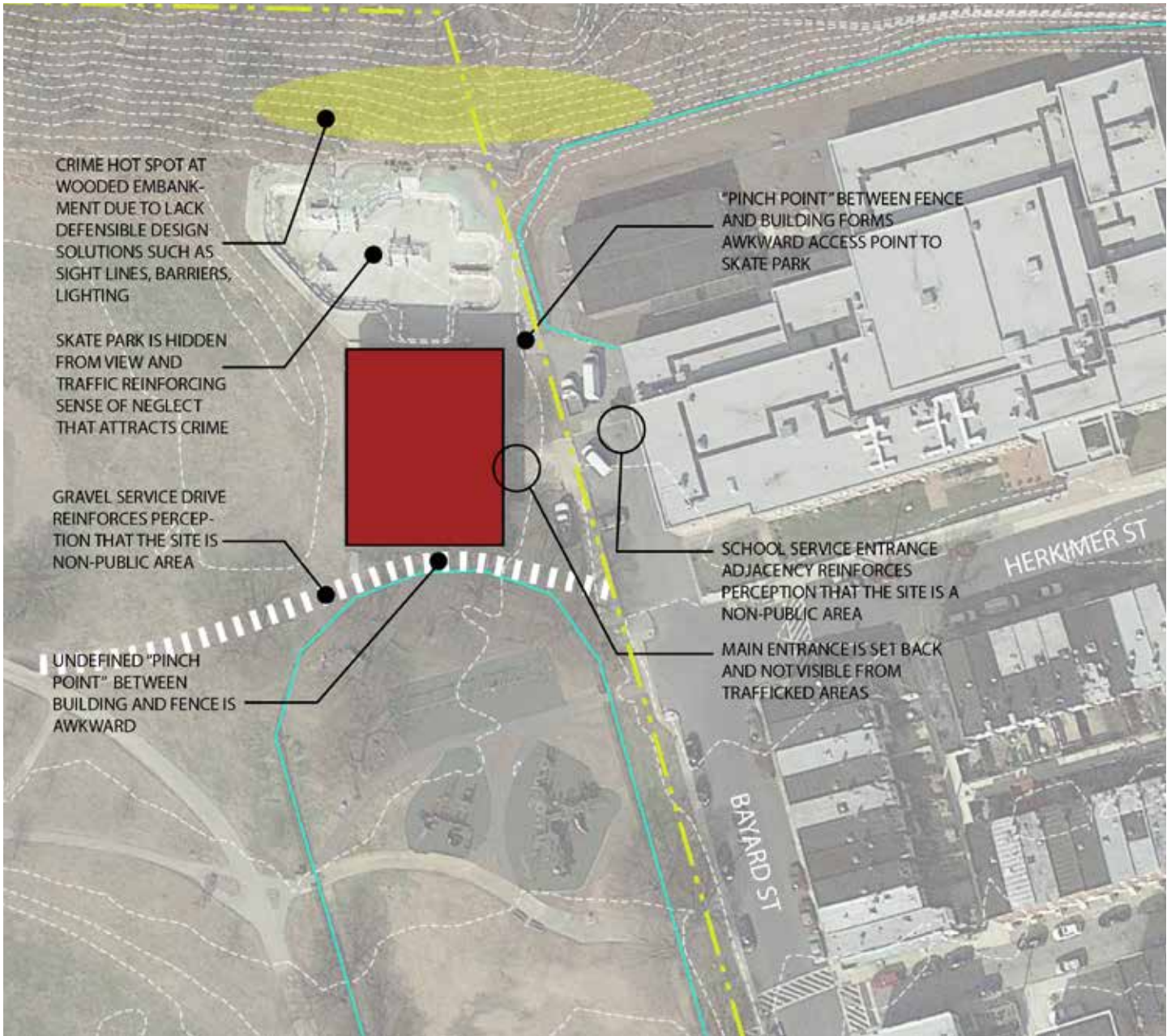


View of Kitchen



View of Gas Meter

SITE ANALYSIS



BASELINE IMPROVEMENTS

Site

For site improvement we recommend replacement of all concrete walkways at entrance and perimeter of building. We recommend new landscaping on south and east sides of building and new site lighting including poles for the skate park. We recommend that if the existing skate park be retained, that it be given surfacing improvements and railing repairs. We also recommend new decorative bike racks for at least six bicycles.

Architecture

The exterior envelope will need to be insulated in order to meet current energy code standards. We recommend removal all existing brick veneer and the “mansard roof” metal paneling and associated framing. We recommend a new cavity wall system be built with the CMU backup prepared and covered with a vapor permeable air barrier and waterproofing extended down to foundation at subgrade conditions. We recommend mineral wool cavity insulation to be installed 3” thick down to the foundation plus a 2” air cavity. We recommend using “Arriscraft” or similar masonry units with adjustable masonry anchors back to CMU backup with the foundation extended to support the masonry veneer. At the roof we recommend the removal of existing roofing and insulation to the metal deck and providing a new membrane roof with tapered insulation.

For exterior openings, we recommend new thermally separated aluminum storefront system with low-e IGU’s at all existing and all new openings shown on plans. We recommend all exterior doors be replaced with thermally improved aluminum storefront entrances with full lites. And we recommend new security screen be installed at all openings.

At the multipurpose room, we recommend all holes in masonry partitions be filled to extend up to deck. Also, we recommend all penetrations be acoustically sealed at the top of partition to the roof deck. We recommend that acoustic wall treatment be installed on the upper portions of walls – total area to equal area of the ceiling. We recommend resilient sports flooring in the multipurpose room as well. We also recommend that all rust on the deck be removed and that the exposed structure be painted.

Throughout the facility, we recommend that the concrete slab floor be sealed to address excessive water vapor. We also recommend new ACT ceiling system and new epoxy flooring in occupied spaces other than the multipurpose room and new lighting throughout. For toilet rooms we recommend new fixtures, partitions, lighting, ceramic tile flooring, and new ceramic tile on walls up to 6 feet. Given that the existing toilet rooms are not ADA compliant, we recommend adding a separate single stall ADA toilet room.

HVAC

We recommend a new HVAC system to serve the building. The rooftop units are not salvageable. We would recommend new DX rooftop units with gas heat zoned similar to the existing system. We would recommend variable air volume system with a motorized damper in each space to control airflow. This is a small building that should require all spaces to be heated or all spaces to be cooled. Terminal reheat would be an unnecessary expense except for small offices. An electric reheat coil can be provided for small offices.

The ductwork is approaching 50 years old and should be replaced to guarantee at least another 25 years of service life. This will also allow for modification of the existing ceiling height.

The units should be placed where existing units are located. We assume it would be more cost effective to provide new ductwork between the unit and the gym rather than providing additional steel to install the unit on the roof of the gym.

An alternate system for the building, except gym, would be a variable refrigerant heat pump system with gas fired heating and DX cooling dedicated outdoor air unit.

Plumbing

We recommend a complete replacement of the above slab plumbing systems. Provide proper backflow prevention of the incoming water service.

Fire Protection

The water service will need to be upgraded to at least four inches if it is determined that the building will need to be sprinklered.

Estimated Loads

The following loads are based upon the square footage of the building and Table 29.1 of Mechanical and Electrical Equipment for Buildings (Twelfth Edition):

Load Name	VA/sf	Load (KVA)
Lighting 1.5	15.0	
HVAC 7	70.0	
Misc. Power	2.5	25.0
Total Load:	110.0	

Electrical Service

Based on the estimated loads, the electrical service is sufficiently sized for a renovation of the existing building. The existing main distribution panel is in good condition and could be reused, but all other parts of the electrical distribution system should be replaced. Equipment to be replaced includes the CT cabinet, as well as branch circuit panelboards. The grounding system should be investigated and brought to current code through the addition of grounding electrodes (such as ground rods).

Telecommunications and Fire Alarm

Under the renovation/addition, an addressable fire alarm system should be provided. The fire alarm system will include initiating devices (smoke and heat detectors, manual pull stations, etc.) and annunciating devices (strobes, horns, etc.). New telephone and communications punch down blocks will be provided for telecommunications outlets.

Lighting, Devices and Lighting Controls

Luminaires and lighting control devices will be provided and designed to comply with the 2015 International Energy Conservation Code. We recommend that LED luminaires be provided to comply with lighting power density requirements and to provide dimmable lighting control. Lighting controls will include low voltage lighting control switches, occupancy sensors and lighting control relays (either a relay panel or distributed relay "room

controllers”. Receptacles and branch circuit wiring throughout the building should be replaced to ensure that all branch circuits are have dedicated neutral and proper grounding.

RECOMMENDED ADDITIONAL IMPROVEMENTS

The baseline improvements described above are necessary to updating the facility to function to current standards. However, it does not address deficiencies in the original design of the facility which contribute to the building’s limited usefulness and its austere appearance. In order to function as an inviting destination, oriented to the community, the character of the facility will need to be transformed to be more open to the exterior and more comfortable on the interior. As such the building would benefit from additional window that connect views to the outside and displays activities inside. Also, a new entrance and entry experience would help in making the facility feel more inviting. On the interior, it is important to have comfortable, lounge spaces that feel like café environments to promote casual social interactions and gathering. While the other spaces should remain flexible for various programs, the finishes, lighting and acoustic treatment should feel “warmer” avoiding “cold” hard surfaces and harsh lighting. Flooring should be appropriate for certain activities. Therefore a wood sports flooring is recommended for the large multipurpose areas to accommodate activities like yoga or dance. Also, a mirror wall is recommended for the dance and wellness programs spaces. Furniture selection should be durable yet comfortable and colorful. The design options, especially Options B and C, presented in this report, reflect these recommended additional improvements in addition to the baseline improvements.

OPTION A RENOVATION



OPTION A RENOVATION

COST MODEL

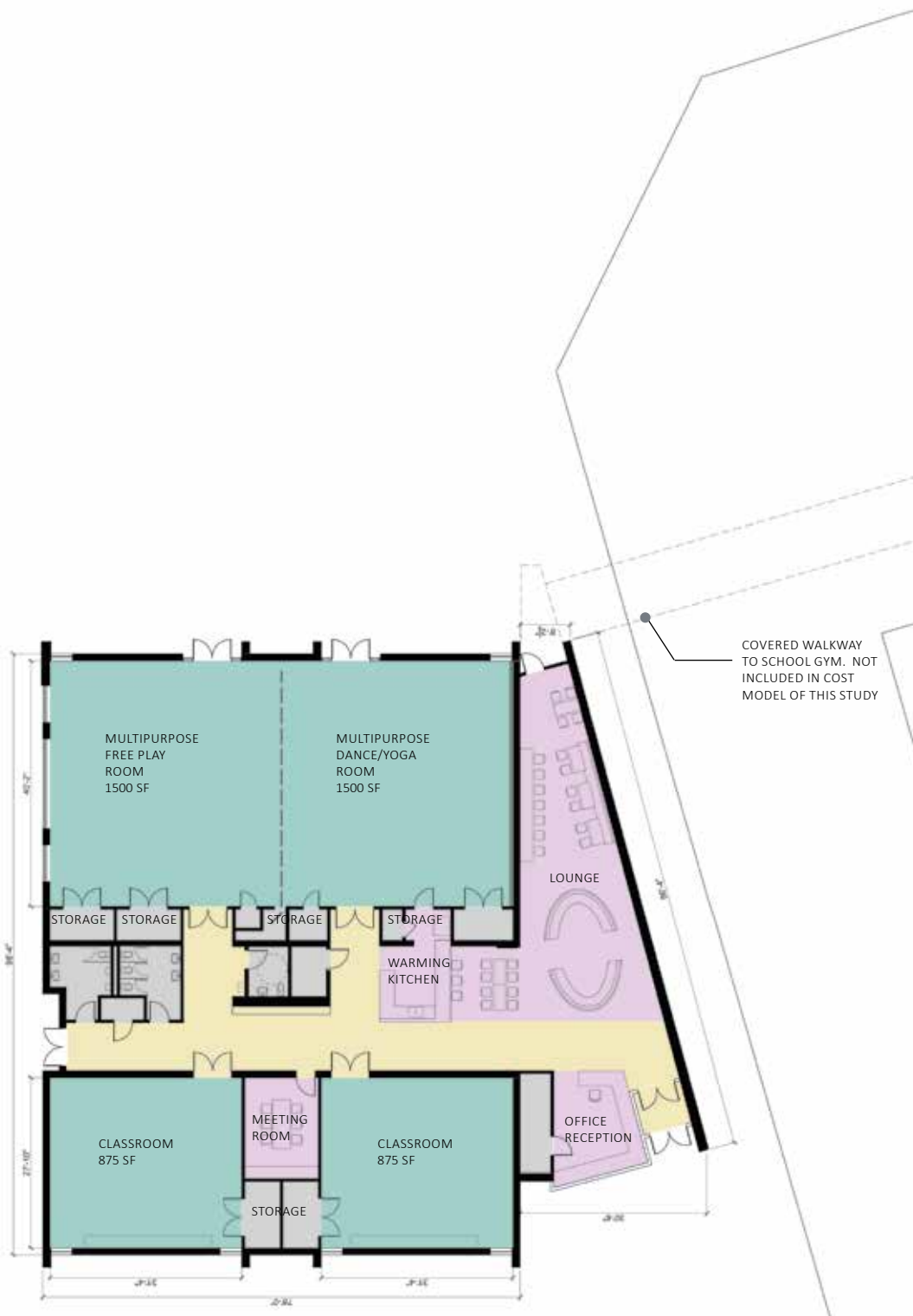
CONSTRUCTION:

General Conditions & Requirements	\$ 96,000
Selective Demolition	\$ 64,245
Exterior Renovations	\$ 240,198
Interior Renovations	\$ 848,953
SUBTOTAL COST OF WORK	\$ 1,249,396
Contractor's Liability Insurance	\$ 9,084
Contractor's Builder's Risk Rate	\$ 5,047
Contractor's Bond Rate	\$ 11,356
TOTAL COST OF WORK	\$ 1,287,223
Fee	\$ 77,233
Construction Estimate/Budget Contingency	\$ 64,361
Permit Allowance	\$ 12,872
TOTAL CONSTRUCTION COST	\$ 1,441,689
DESIGN COST (12%)	\$ 173,000

DURATIONS

Design	6 Months
Bid	2 Months
Construction	4 Months
TOTAL	12 Months

OPTION B RENOVATION PLUS ADDITION



OPTION B

RENOVATION PLUS ADDITION

COST MODEL

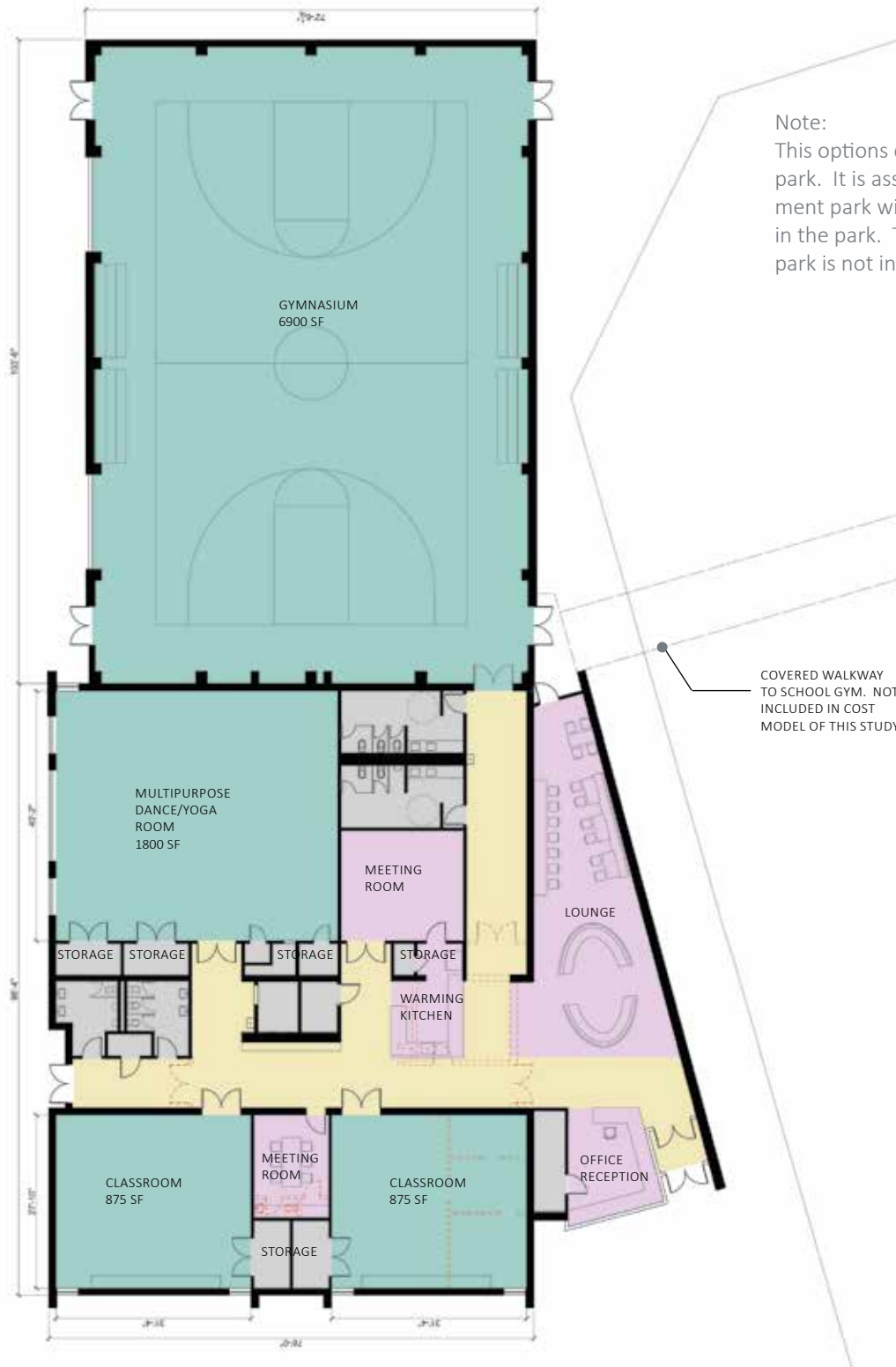
CONSTRUCTION:

General Conditions & Requirements	\$ 156,000
Selective Demolition	\$ 64,245
Exterior Renovations	\$ 240,198
Interior Renovations	\$ 861,293
Building Addition	\$ 395,011
SUBTOTAL COST OF WORK	\$ 1,716,747
Contractor's Liability Insurance	\$ 12,361
Contractor's Builder's Risk Rate	\$ 6,867
Contractor's Bond Rate	\$ 15,451
TOTAL COST OF WORK	\$ 1,751,425
Fee	\$ 105,085
Construction Estimate/Budget Contingency	\$ 87,571
Permit Allowance	\$ 17,514
TOTAL CONSTRUCTION COST	\$ 1,961,596
DESIGN COST (12%)	\$ 235,400

DURATIONS

Design	7 Months
Bid	2 Months
Construction	6 Months
TOTAL	15 Months

OPTION C RENOVATION PLUS ADDITION PLUS NEW GYMNASIUM



OPTION C

RENOVATION PLUS ADDITION PLUS NEW GYMNASIUM

COST MODEL

CONSTRUCTION:

General Conditions & Requirements	\$ 192,000
Selective Demolition	\$ 64,245
Exterior Renovations	\$ 240,198
Interior Renovations	\$ 861,293
Building Addition	\$ 395,011
Gymnasium	\$ 898,950
SUBTOTAL COST OF WORK	\$ 2,651,697
Contractor's Liability Insurance	\$ 19,092
Contractor's Builder's Risk Rate	\$ 10,607
Contractor's Bond Rate	\$ 23,865
TOTAL COST OF WORK	\$ 2,705,261
Fee	\$ 162,361
Construction Estimate/Budget Contingency	\$ 135,263
Permit Allowance	\$ 26,053
TOTAL CONSTRUCTION COST	\$ 3,029,892
DESIGN COST (12%)	\$ 363,590

DURATIONS

Design	8 Months
Bid	2 Months
Construction	8 Months
TOTAL	18 Months

OPTION D

NEW CONSTRUCTION AT SAME SIZE AND USES AS OPTION A

COST MODEL

CONSTRUCTION:

General Conditions & Requirements	\$ 144,000
Selective Demolition	\$ 78,913
Exterior Renovations	\$ 796,203
Interior Renovations	\$ 861,293
SUBTOTAL COST OF WORK	\$ 1,880,409

Contractor's Liability Insurance	\$ 13,539
Contractor's Builder's Risk Rate	\$ 7,522
Contractor's Bond Rate	\$ 16,924
TOTAL COST OF WORK	\$ 1,918,393

Fee	\$ 115,104
Construction Estimate/Budget Contingency	\$ 95,920
Permit Allowance	\$ 19,184

TOTAL CONSTRUCTION COST **\$ 2,148,600**

DESIGN COST (12%) **\$ 257,832**

DURATIONS

Design	8 Months
Bid	2 Months
Construction	8 Months
TOTAL	18 Months

RENOVATION VS NEW CONSTRUCTION

Option D provides a cost model for a new construction replacement of the existing facility based on the size of the existing structure and with the uses shown in Option A. Option D also assumes that the new construction would be at the same location as the existing facility, minimizing site utilities work. Variations of new construction are also possible adding the cost of additions as shown in Options B and C to make larger new construction facilities.

This study does not look at design configurations of an entirely newly constructed replacement facility. However, it can be assumed that with a new facility, there can be improved spaces, adjacencies and overall organization of uses than in the renovated facility. A new facility can also be more flexible, creating spaces that can be more adaptively used with better layout, equipment, and connections. For instance, the existing multipurpose space is limited because of its height and floor dimensions to function as a proper basketball gym. In a new facility, such a space can be made slightly larger and taller in order to accommodate basketball and other active uses. It can also have better partitioning to subdivide for a variety of uses. In such a case, a new construction renovation can potentially more efficiently address the needs of the community than a renovation plus gym addition as shown in Option C.

While a new construction approach is more costly on a per square foot basis than a renovation approach, there is potentially better value to new construction providing a more flexible, functional facility that better engages the site and the community.



Carroll Park Recreation Center - Option A

March 1, 2018

Budget Pricing based on Living Design Lab/Henry Adams scope 2/9/18

Item	Description	Quantity	Unit	Cost	Gross SF	\$ / SF
Recreation Center Renovation					7,657	
	General Conditions & Requirements	1	LSUM	\$ 96,000	7,657	\$ 12.54
	Selective Demolition	1	LSUM	\$ 64,245	7,657	\$ 8.39
	Exterior Renovations	1	LSUM	\$ 240,198	7,657	\$ 31.37
	Interior Renovations	1	LSUM	\$ 861,293	7,657	\$ 112.48
Subtotal Cost of Work				\$ 1,261,736	7,657	\$ 164.78
	Contractor's Liability Insurance	1,261,736	0.720%	\$ 9,084	7,657	\$ 1.19
	Contractor's Builder's Risk Rate	1,261,736	0.400%	\$ 5,047	7,657	\$ 0.66
	Contractor's Bond Rate	1,261,736	0.900%	\$ 11,356	7,657	\$ 1.48
Total Cost of Work				\$ 1,287,223	7,657	\$ 168.11
	Fee		6.00%	\$ 77,233	7,657	\$ 10.09
	Design Fees & Contingency (By Others)		0.00%	\$ -	7,657	\$ -
	Construction Estimate/Budget Contingency		5.00%	\$ 64,361	7,657	\$ 8.41
	Permit Allowance		1.00%	\$ 12,872	7,657	\$ 1.68
TOTAL CONSTRUCTION COST				\$ 1,441,689	7,657	\$ 188.28



Carroll Park Recreation Center - Option A

Package 1: Selective Demolition

Spec	Drawing Ref	Description	Quantity	Unit	Unit Cost	Cost
2		Demolition				
		Remove existing interior finishes	7590	SF	2.50	18,975
		MEP cut, cap, make-safe and demo	7590	SF	1.00	7,590
		Roofing demo	7590	SF	2.00	15,180
		Demo brick veneer	1	AL	5,000.00	5,000
		Demo perimeter doors & windows	10	EA	500.00	5,000
		Demo CMU for new openings	200	SF	25.00	5,000
		Demo food service equipment	1	AL	5,000.00	5,000
		Haul & Disposal	5	EA	\$ 500.00	\$ 2,500
Subtotal Cost of the Work						\$ 64,245



Carroll Park Recreation Center - Option A

Package 2: Exterior

Spec	Drawing Ref.	Description	Quantity	Unit	Unit Cost	Cost
2		Site				
		Sitework work	1	ALLOW	5,000.00	5,000
		Landscaping allowance	1	ALLOW	10,000.00	10,000
3		Concrete				
		Concrete Walkways	2000	SF	6.00	12,000
4		Masonry				
		Exterior Masonry/CMU Pint UP & Repairs	1	ALLOW	10,000.00	10,000
5		Steel				
		Accessories	1	ALLOW	5,000.00	5,000
7		Insulation / Waterproofing				
		Waterproofing	1	ALLOW	5,000.00	5,000
		Caulking	1	ALLOW	5,000.00	5,000
		Moisture & Vapor Barriers	1	ALLOW	5,000.00	5,000
		Roofing	7657	SF	14.00	107,198
8		Doors / Glass				
		Double Glass Doors	4	EA	4,500.00	18,000
		Glass Windows	480	SF	40.00	19,200
9		Finishes				
		Exterior Partition Framing/Sheathing	840	SF	20.00	16,800
		Paint	1	ALLOW	2,000.00	2,000
10		Specialties				
		Bike Racks	1	ALLOW	1,500.00	1,500
		Misc Site Accessories	1	ALLOW	1,000.00	1,000
		Benches	1	ALLOW	2,500.00	2,500
16		Electrical				
		Site Lighting	1	ALLOW	15,000.00	15,000
Subtotal Cost of the Work						\$ 240,198



Carroll Park Recreation Center - Option A

Package 3: Interiors

Spec	Drawing Ref.	Description	Quantity	Unit	Unit Cost	Cost
Corridors, Vestibules & Storage			1829		\$67.40	123,266
		Waterfountain	1	EA	1,500.00	1,500
		Doors/Frames/Hardware	23	EA	1,000.00	23,000
		Drywall/ACT	1829	SF	15.00	27,435
		Wall Finishes	1829	SF	1.50	2,744
		Flooring Finishes	1829	SF	5.00	9,145
		Fire Protection	1829	SF	2.50	4,573
		Mechanical	1829	SF	12.00	21,948
		Electrical	1829	SF	18.00	32,922
Café			203		\$133.56	27,112
		Baquette	203	SF	50.00	10,150
		Bar Top	4	EA	1,500.00	6,000
		Drywall/ACT	203	SF	15.00	3,045
		Wall Finishes	203	SF	1.50	305
		Flooring Finishes	203	SF	5.00	1,015
		Fire Protection	203	SF	2.50	508
		Mechanical	203	SF	12.00	2,436
		Electrical	203	SF	18.00	3,654
Classrooms			1965		\$74.59	146,568
		Millwork	1965	SF	10.00	19,650
		Drywall/ACT	1965	SF	15.00	29,475
		Flooring Finishes	1965	SF	5.00	9,825
		Wall Finishes	1965	SF	5.00	9,825
		Fire Protection	1965	SF	2.50	4,913
		Mechanical	1965	SF	12.00	23,580
		Electrical	1965	SF	20.00	39,300
		Accessories & Ancillary	1	ALLOW	10,000.00	10,000
Restrooms			332		\$268.22	89,050
		Drywall/ACT	332	SF	15.00	4,980
		Flooring Finishes	332	SF	15.00	4,980
		Wall Finishes	332	SF	15.00	4,980
		Toilet Accessories & Partitions	3	EA	5,000.00	15,000
		Fire Protection	332	SF	2.50	830
		Plumbing	3	EA	15,000.00	45,000
		Mechanical	332	SF	20.00	6,640
		Electrical	332	AL	20.00	6,640
Warming Kitchen			243		\$168.40	40,922
		Millwork	243	SF	50.00	12,150
		Drywall/ACT	243	SF	15.00	3,645
		Flooring Finishes	243	SF	5.00	1,215
		Wall Finishes	243	SF	1.50	365
		Fire Protection	243	SF	2.50	608
		Kitchen Hoods & Suppression Systems		NIC	0.00	0
		Plumbing	243	SF	25.00	6,075
		Mechanical	243	SF	25.00	6,075
		Electrical	243	SF	30.00	7,290
		Appliances/Equipment Allowance	1	ALLOW	3,500.00	3,500
Multipurpose Space			3085		\$84.08	259,375
		Glass	3085	SF	4.00	12,340
		Drywall/ACT	3085	SF	15.00	46,275
		Flooring Finishes	3085	SF	12.00	37,020
		Wall Finishes	3085	SF	1.50	4,628
		Acoustical Treatments	1	ALLOW	10,000.00	10,000
		Operable Partition	1	ALLOW	18,000.00	18,000
		Fire Protection	3085	SF	2.50	7,713
		Mechanical	3085	SF	20.00	61,700
		Electrical	3085	SF	20.00	61,700
Miscellaneous & FF&E						175,000
		Mechanical Equipment Upgrades	1	ALLOW	50,000.00	50,000
		Electrical Equipment Upgrades	1	ALLOW	5,000.00	5,000
		Furniture	1	ALLOW	50,000.00	50,000
		Signage	1	ALLOW	5,000.00	5,000
		Audiovisual	1	ALLOW	25,000.00	25,000
		Telecommunications	1	ALLOW	20,000.00	20,000
		Security	1	ALLOW	20,000.00	20,000
Subtotal Cost of the Work			7657		\$ 112	\$ 861,292.50



Carroll Park Recreation Center - Option B

March 1, 2018

Budget Pricing based on Living Design Lab/Henry Adams scope 2/9/18

Item	Description	Quantity	Unit	Cost	Gross SF	\$ / SF
Recreation Center Renovation					10,237	
	General Conditions & Requirements	1	LSUM	\$ 156,000	10,237	\$ 15.24
	Selective Demolition	1	LSUM	\$ 64,245	10,237	\$ 6.28
	Exterior Renovations	1	LSUM	\$ 240,198	7,657	\$ 31.37
	Interior Renovations	1	LSUM	\$ 861,293	7,657	\$ 112.48
	Building Addition	1	LSUM	\$ 395,011	2,580	\$ 153.11
Subtotal Cost of Work				\$ 1,716,747	10,237	\$ 167.70
	Contractor's Liability Insurance	1,716,747	0.720%	\$ 12,361	10,237	\$ 1.21
	Contractor's Builder's Risk Rate	1,716,747	0.400%	\$ 6,867	10,237	\$ 0.67
	Contractor's Bond Rate	1,716,747	0.900%	\$ 15,451	10,237	\$ 1.51
Total Cost of Work				\$ 1,751,425	10,237	\$ 171.09
	Fee		6.00%	\$ 105,085	10,237	\$ 10.27
	Design Contingency (By Others)		0.00%	\$ -	10,237	\$ -
	Construction Estimate/Budget Contingency		5.00%	\$ 87,571	10,237	\$ 8.55
	Permit Allowance		1.00%	\$ 17,514	10,237	\$ 1.71
TOTAL CONSTRUCTION COST				\$ 1,961,596	10,237	\$ 191.62



Carroll Park Recreation Center - Option B

Package 1: Selective Demolition

Spec	Drawing Ref	Description	Quantity	Unit	Unit Cost	Cost
2		Demolition				
		Remove existing interior finishes	7590	SF	2.50	18,975
		MEP cut, cap, make-safe and demo	7590	SF	1.00	7,590
		Roofing demo	7590	SF	2.00	15,180
		Demo brick veneer	1	AL	5,000.00	5,000
		Demo perimeter doors & windows	10	EA	500.00	5,000
		Demo CMU for new openings	200	SF	25.00	5,000
		Demo food service equipment	1	AL	5,000.00	5,000
		Haul & Disposal	5	EA	\$ 500.00	\$ 2,500
Subtotal Cost of the Work						\$ 64,245



Carroll Park Recreation Center - Option B

Package 2: Exterior

Spec	Drawing Ref.	Description	Quantity	Unit	Unit Cost	Cost
2		Site				
		Sitework work	1	ALLOW	5,000.00	5,000
		Landscaping allowance	1	ALLOW	10,000.00	10,000
3		Concrete				
		Concrete Walkways	2000	SF	6.00	12,000
4		Masonry				
		Exterior Masonry/CMU	1	ALLOW	10,000.00	10,000
5		Steel				
		Accessories	1	ALLOW	5,000.00	5,000
7		Insulation / Waterproofing				
		Waterproofing	1	ALLOW	5,000.00	5,000
		Caulking	1	ALLOW	5,000.00	5,000
		Moisture & Vapor Barriers	1	ALLOW	5,000.00	5,000
		Roofing	7657	SF	14.00	107,198
8		Doors / Glass				
		Double Glass Doors	4	EA	4,500.00	18,000
		Glass Windows	480	SF	40.00	19,200
9		Finishes				
		Exterior Partition Framing/Sheathing	840	SF	20.00	16,800
		Paint	1	ALLOW	2,000.00	2,000
10		Specialties				
		Bike Racks	1	ALLOW	1,500.00	1,500
		Misc Site Accessories	1	ALLOW	1,000.00	1,000
		Benches	1	ALLOW	2,500.00	2,500
16		Electrical				
		Site Lighting	1	ALLOW	15,000.00	15,000
Subtotal Cost of the Work						\$ 240,198



Carroll Park Recreation Center - Option B

Package 3: Interiors

Spec	Drawing Ref.	Description	Quantity	Unit	Unit Cost	Cost
Corridors, Vestibules & Storage			1829		\$67.40	123,266
		Waterfountain	1	EA	1,500.00	1,500
		Doors/Frames/Hardware	23	EA	1,000.00	23,000
		Drywall/ACT	1829	SF	15.00	27,435
		Wall Finishes	1829	SF	1.50	2,744
		Flooring Finishes	1829	SF	5.00	9,145
		Fire Protection	1829	SF	2.50	4,573
		Mechanical	1829	SF	12.00	21,948
		Electrical	1829	SF	18.00	32,922
Café			203		\$133.56	27,112
		Baquette	203	SF	50.00	10,150
		Bar Top	4	EA	1,500.00	6,000
		Drywall/ACT	203	SF	15.00	3,045
		Wall Finishes	203	SF	1.50	305
		Flooring Finishes	203	SF	5.00	1,015
		Fire Protection	203	SF	2.50	508
		Mechanical	203	SF	12.00	2,436
		Electrical	203	SF	18.00	3,654
Classrooms			1965		\$74.59	146,568
		Millwork	1965	SF	10.00	19,650
		Drywall/ACT	1965	SF	15.00	29,475
		Flooring Finishes	1965	SF	5.00	9,825
		Wall Finishes	1965	SF	5.00	9,825
		Fire Protection	1965	SF	2.50	4,913
		Mechanical	1965	SF	12.00	23,580
		Electrical	1965	SF	20.00	39,300
		Accessories & Ancillary	1	ALLOW	10,000.00	10,000
Restrooms			332		\$268.22	89,050
		Drywall/ACT	332	SF	15.00	4,980
		Flooring Finishes	332	SF	15.00	4,980
		Wall Finishes	332	SF	15.00	4,980
		Toilet Accessories & Partitions	3	EA	5,000.00	15,000
		Fire Protection	332	SF	2.50	830
		Plumbing	3	EA	15,000.00	45,000
		Mechanical	332	SF	20.00	6,640
		Electrical	332	AL	20.00	6,640
Warming Kitchen			243		\$168.40	40,922
		Millwork	243	SF	50.00	12,150
		Drywall/ACT	243	SF	15.00	3,645
		Flooring Finishes	243	SF	5.00	1,215
		Wall Finishes	243	SF	1.50	365
		Fire Protection	243	SF	2.50	608
		Kitchen Hoods & Suppression Systems		NIC	0.00	0
		Plumbing	243	SF	25.00	6,075
		Mechanical	243	SF	25.00	6,075
		Electrical	243	SF	30.00	7,290
		Appliances/Equipment Allowance	1	ALLOW	3,500.00	3,500
Multipurpose Space			3085		\$84.08	259,375
		Glass	3085	SF	4.00	12,340
		Drywall/ACT	3085	SF	15.00	46,275
		Flooring Finishes	3085	SF	12.00	37,020
		Wall Finishes	3085	SF	1.50	4,628
		Acoustical Treatments	1	ALLOW	10,000.00	10,000
		Operable Partition	1	ALLOW	18,000.00	18,000
		Fire Protection	3085	SF	2.50	7,713
		Mechanical	3085	SF	20.00	61,700
		Electrical	3085	SF	20.00	61,700
Miscellaneous & FF&E						175,000
		Mechanical Equipment Upgrades	1	ALLOW	50,000.00	50,000
		Electrical Equipment Upgrades	1	ALLOW	5,000.00	5,000
		Furniture	1	ALLOW	50,000.00	50,000
		Signage	1	ALLOW	5,000.00	5,000
		Audiovisual	1	ALLOW	25,000.00	25,000
		Telecommunications	1	ALLOW	20,000.00	20,000
		Security	1	ALLOW	20,000.00	20,000
No Scope Included						
		Ladies Wet Ares and Water Closet				
		Mens Wet Ares and Water Closet				
		Elevators				
		Maintenance, Mechanical & Electrical				
Subtotal Cost of the Work			7657		\$ 112	\$ 861,292.50



Carroll Park Recreation Center - Option B

Package 4: Addition

Spec	Drawing Ref.	Description	Quantity	Unit	Unit Cost	Cost
		Addition Core & Shell	2580		\$84.78	218,736
		Storefronts	456	SF	55.00	25,080
		Vestibule	1	ALLOW	20,000.00	20,000
		Roof joists & decking	1	LS	50,000.00	50,000
		TPO roofing w/ downspouts	2580	SF	14.00	36,120
		Masonry CMU	1208	SF	22.00	26,576
		Skylights	2	EA	5,000.00	10,000
		Site Demo	1	ALLOW	10,000.00	10,000
		Site Grading	1	ALLOW	10,000.00	10,000
		Footings/Slab on garde	2580	SF	12.00	30,960
		Addition Interiors	2580		68.32	176,275
		Millwork (Banquettes & Bar Top)	2580	SF	10.00	25,800
		Doors/Frames/Hardware	5	EA	3,000.00	15,000
		Drywall/ACT	2580	SF	15.00	38,700
		Flooring Finishes	5	SF	5.00	25
		Wall Finishes	2580	SF	1.50	3,870
		Fire Protection	2580	SF	2.00	5,160
		Mechanical	2580	SF	12.00	30,960
		Electrical	2580	SF	22.00	56,760
		Subtotal Cost of the Work	2580		\$ 153	\$ 395,011.00



Carroll Park Recreation Center - Option C

March 1, 2018

Budget Pricing based on Living Design Lab/Henry Adams scope 2/9/18

Item	Description	Quantity	Unit	Cost	Gross SF	\$ / SF
Recreation Center Renovation					17,737	
	General Conditions & Requirements	1	LSUM	\$ 192,000	17,737	\$ 10.82
	Selective Demolition	1	LSUM	\$ 64,245	7,657	\$ 8.39
	Exterior Renovations	1	LSUM	\$ 240,198	7,657	\$ 31.37
	Interior Renovations	1	LSUM	\$ 861,293	7,657	\$ 112.48
	Building Addition	1	LSUM	\$ 395,011	2,580	\$ 153.11
	Gymnasium	1	LSUM	\$ 898,950	7,500	\$ 119.86
Subtotal Cost of Work				\$ 2,651,697	17,737	\$ 149.50
	Contractor's Liability Insurance	2,651,697	0.720%	\$ 19,092	17,737	\$ 1.08
	Contractor's Builder's Risk Rate	2,651,697	0.400%	\$ 10,607	17,737	\$ 0.60
	Contractor's Bond Rate	2,651,697	0.900%	\$ 23,865	17,737	\$ 1.35
Total Cost of Work				\$ 2,705,261	17,737	\$ 152.52
	Fee		6.00%	\$ 162,316	17,737	\$ 9.15
	Design Contingency (By Others)		0.00%	\$ -	17,737	\$ -
	Construction Estimate/Budget Contingency		5.00%	\$ 135,263	17,737	\$ 7.63
	Permit Allowance		1.00%	\$ 27,053	17,737	\$ 1.53
TOTAL CONSTRUCTION COST				\$ 3,029,892	17,737	\$ 170.82



Carroll Park Recreation Center - Option C

Package 1: Selective Demolition

Spec	Drawing Ref	Description	Quantity	Unit	Unit Cost	Cost
2		Demolition				
		Remove existing interior finishes	7590	SF	2.50	18,975
		MEP cut, cap, make-safe and demo	7590	SF	1.00	7,590
		Roofing demo	7590	SF	2.00	15,180
		Demo brick veneer	1	AL	5,000.00	5,000
		Demo perimeter doors & windows	10	EA	500.00	5,000
		Demo CMU for new openings	200	SF	25.00	5,000
		Demo food service equipment	1	AL	5,000.00	5,000
		Haul & Disposal	5	EA	\$ 500.00	\$ 2,500
Subtotal Cost of the Work						\$ 64,245



Carroll Park Recreation Center - Option C

Package 2: Exterior

Spec	Drawing Ref.	Description	Quantity	Unit	Unit Cost	Cost
2		Site				
		Sitework work	1	ALLOW	5,000.00	5,000
		Landscaping allowance	1	ALLOW	10,000.00	10,000
3		Concrete				
		Concrete Walkways	2000	SF	6.00	12,000
4		Masonry				
		Exterior Masonry/CMU	1	ALLOW	10,000.00	10,000
5		Steel				
		Accessories	1	ALLOW	5,000.00	5,000
7		Insulation / Waterproofing				
		Waterproofing	1	ALLOW	5,000.00	5,000
		Caulking	1	ALLOW	5,000.00	5,000
		Moisture & Vapor Barriers	1	ALLOW	5,000.00	5,000
		Roofing	7657	SF	14.00	107,198
8		Doors / Glass				
		Double Glass Doors	4	EA	4,500.00	18,000
		Glass Windows	480	SF	40.00	19,200
9		Finishes				
		Exterior Partition Framing/Sheathing	840	SF	20.00	16,800
		Paint	1	ALLOW	2,000.00	2,000
10		Specialties				
		Bike Racks	1	ALLOW	1,500.00	1,500
		Misc Site Accessories	1	ALLOW	1,000.00	1,000
		Benches	1	ALLOW	2,500.00	2,500
16		Electrical				
		Site Lighting	1	ALLOW	15,000.00	15,000
Subtotal Cost of the Work						\$ 240,198



Carroll Park Recreation Center - Option C

Package 3: Interiors

Spec	Drawing Ref.	Description	Quantity	Unit	Unit Cost	Cost
Corridors, Vestibules & Storage			1829		\$67.40	123,266
		Waterfountain	1	EA	1,500.00	1,500
		Doors/Frames/Hardware	23	EA	1,000.00	23,000
		Drywall/ACT	1829	SF	15.00	27,435
		Wall Finishes	1829	SF	1.50	2,744
		Flooring Finishes	1829	SF	5.00	9,145
		Fire Protection	1829	SF	2.50	4,573
		Mechanical	1829	SF	12.00	21,948
		Electrical	1829	SF	18.00	32,922
Café			203		\$133.56	27,112
		Baquette	203	SF	50.00	10,150
		Bar Top	4	EA	1,500.00	6,000
		Drywall/ACT	203	SF	15.00	3,045
		Wall Finishes	203	SF	1.50	305
		Flooring Finishes	203	SF	5.00	1,015
		Fire Protection	203	SF	2.50	508
		Mechanical	203	SF	12.00	2,436
		Electrical	203	SF	18.00	3,654
Classrooms			1965		\$74.59	146,568
		Millwork	1965	SF	10.00	19,650
		Drywall/ACT	1965	SF	15.00	29,475
		Flooring Finishes	1965	SF	5.00	9,825
		Wall Finishes	1965	SF	5.00	9,825
		Fire Protection	1965	SF	2.50	4,913
		Mechanical	1965	SF	12.00	23,580
		Electrical	1965	SF	20.00	39,300
		Accessories & Ancillary	1	ALLOW	10,000.00	10,000
Restrooms			332		\$268.22	89,050
		Drywall/ACT	332	SF	15.00	4,980
		Flooring Finishes	332	SF	15.00	4,980
		Wall Finishes	332	SF	15.00	4,980
		Toilet Accessories & Partitions	3	EA	5,000.00	15,000
		Fire Protection	332	SF	2.50	830
		Plumbing	3	EA	15,000.00	45,000
		Mechanical	332	SF	20.00	6,640
		Electrical	332	AL	20.00	6,640
Warming Kitchen			243		\$168.40	40,922
		Millwork	243	SF	50.00	12,150
		Drywall/ACT	243	SF	15.00	3,645
		Flooring Finishes	243	SF	5.00	1,215
		Wall Finishes	243	SF	1.50	365
		Fire Protection	243	SF	2.50	608
		Kitchen Hoods & Suppression Systems		NIC	0.00	0
		Plumbing	243	SF	25.00	6,075
		Mechanical	243	SF	25.00	6,075
		Electrical	243	SF	30.00	7,290
		Appliances/Equipment Allowance	1	ALLOW	3,500.00	3,500
Multipurpose Space			3085		\$84.08	259,375
		Glass	3085	SF	4.00	12,340
		Drywall/ACT	3085	SF	15.00	46,275
		Flooring Finishes	3085	SF	12.00	37,020
		Wall Finishes	3085	SF	1.50	4,628
		Acoustical Treatments	1	ALLOW	10,000.00	10,000
		Operable Partition	1	ALLOW	18,000.00	18,000
		Fire Protection	3085	SF	2.50	7,713
		Mechanical	3085	SF	20.00	61,700
		Electrical	3085	SF	20.00	61,700
Miscellaneous & FF&E						175,000
		Mechanical Equipment Upgrades	1	ALLOW	50,000.00	50,000
		Electrical Equipment Upgrades	1	ALLOW	5,000.00	5,000
		Furniture	1	ALLOW	50,000.00	50,000
		Signage	1	ALLOW	5,000.00	5,000
		Audiovisual	1	ALLOW	25,000.00	25,000
		Telecommunications	1	ALLOW	20,000.00	20,000
		Security	1	ALLOW	20,000.00	20,000
No Scope Included						
		Ladies Wet Ares and Water Closet				
		Mens Wet Ares and Water Closet				
		Elevators				
		Maintenance, Mechanical & Electrical				
Subtotal Cost of the Work			7657		\$ 112	\$ 861,292.50



Carroll Park Recreation Center - Option C

Package 4: Addition

Spec	Drawing Ref.	Description	Quantity	Unit	Unit Cost	Cost
		Addition Core & Shell	2580		\$84.78	218,736
		Storefronts	456	SF	55.00	25,080
		Vestibule	1	ALLOW	20,000.00	20,000
		Roof joists & decking	1	LS	50,000.00	50,000
		TPO roofing w/ downspouts	2580	SF	14.00	36,120
		Masonry CMU	1208	SF	22.00	26,576
		Skylights	2	EA	5,000.00	10,000
		Site Demo	1	ALLOW	10,000.00	10,000
		Site Grading	1	ALLOW	10,000.00	10,000
		Footings/Slab on garde	2580	SF	12.00	30,960
		Addition Interiors	2580		68.32	176,275
		Millwork (Banquettes & Bar Top)	2580	SF	10.00	25,800
		Doors/Frames/Hardware	5	EA	3,000.00	15,000
		Drywall/ACT	2580	SF	15.00	38,700
		Flooring Finishes	5	SF	5.00	25
		Wall Finishes	2580	SF	1.50	3,870
		Fire Protection	2580	SF	2.00	5,160
		Mechanical	2580	SF	12.00	30,960
		Electrical	2580	SF	22.00	56,760
		Subtotal Cost of the Work	2580		\$ 153	\$ 395,011.00



Carroll Park Recreation Center - Option C

Package 4: Gymnasium

Spec	Drawing Ref.	Description	Quantity	Unit	Unit Cost	Cost
Gymnasium Core & Shell			7500		\$72.09	540,700
		Site Demo/Refill/Grading/E&S	1	ALLOW	100,000.00	100,000
		Roof Drains	1	ALLOW	10,000.00	10,000
		Footings/SOG	1	ALLOW	90,000.00	90,000
		CMU	1850	SF	22.00	40,700
		Metal Building	7500	SF	30.00	225,000
		Storm Water Management	1	ALLOW	75,000.00	75,000
Gymnasium Interiors			7500		47.77	358,250
		Sports Court	7500	SF	12.00	90,000
		Wall & Ceiling Finishes	7500	SF	2.50	18,750
		Drywall/ACT/Rough Carpentry	7500	SF	5.00	37,500
		Bleacher Allowance	1	ALLOW	10,000.00	10,000
		Scoreboard Allowance	1	EA	7,500.00	7,500
		Basketball Hoop Allowance	2	EA	3,500.00	7,000
		Fire Protection	7500	SF	3.00	22,500
		Mechanical	7500	SF	12.00	90,000
		Electrical	7500	SF	10.00	75,000
Subtotal Cost of the Work			7500		\$ 120	\$ 898,950.00



Carroll Park Recreation Center - Option D

March 1, 2018

Budget Pricing based on Living Design Lab/Henry Adams scope 2/9/18

Item	Description	Quantity	Unit	Cost	Gross SF	\$ / SF
Recreation Center Renovation					7,657	
	General Conditions & Requirements	1	LSUM	\$ 144,000	7,657	\$ 18.81
	Building Demolition	1	LSUM	\$ 78,913	7,657	\$ 10.31
	New Building Construction	1	LSUM	\$ 796,203	7,657	\$ 103.98
	Interior Renovations	1	LSUM	\$ 861,293	7,657	\$ 112.48
Subtotal Cost of Work				\$ 1,880,409	7,657	\$ 245.58
	Contractor's Liability Insurance	1,880,409	0.720%	\$ 13,539	7,657	\$ 1.77
	Contractor's Builder's Risk Rate	1,880,409	0.400%	\$ 7,522	7,657	\$ 0.98
	Contractor's Bond Rate	1,880,409	0.900%	\$ 16,924	7,657	\$ 2.21
Total Cost of Work				\$ 1,918,393	7,657	\$ 250.54
	Fee		6.00%	\$ 115,104	7,657	\$ 15.03
	Design Fees & Contingency (By Others)		0.00%	\$ -	7,657	\$ -
	Construction Estimate/Budget Contingency		5.00%	\$ 95,920	7,657	\$ 12.53
	Permit Allowance		1.00%	\$ 19,184	7,657	\$ 2.51
TOTAL CONSTRUCTION COST				\$ 2,148,600	7,657	\$ 280.61



Carroll Park Recreation Center - Option D

Package 1: Building Demo

Spec	Drawing Ref	Description	Quantity	Unit	Unit Cost	Cost
2		Demolition				
		MEP cut, cap, make-safe and demo	7657	SF	1.00	7,657
		Building Demo	7657	SF	8.00	61,256
		Haul & Disposal	20	EA	\$ 500.00	\$ 10,000
Subtotal Cost of the Work						\$ 78,913



Carroll Park Recreation Center - Option D

Package 2: Exterior (New Building)

Spec	Drawing Ref.	Description	Quantity	Unit	Unit Cost	Cost
2	Site					
		Grading/E&S	1	LS	20,000.00	20,000
		SWM (Disturbing more than 5K SF)	1	ALLOW	50,000.00	50,000
		Landscaping allowance	1	ALLOW	10,000.00	10,000
3	Concrete					
		Spread footings and Slab on Grade	7657	SF	12.00	91,884
		Concrete Walkways	2000	SF	6.00	12,000
4	Masonry					
		Exterior Masonry/CMU	7436	SF	24.00	178,464
5	Steel					
		Structural Steel/Joists/Deck	50	Tons	3,500.00	175,000
7	Insulation / Waterproofing					
		Waterproofing	1	ALLOW	5,000.00	5,000
		Caulking	1	ALLOW	10,000.00	10,000
		Moisture & Vapor Barriers	1	ALLOW	5,000.00	5,000
		Roofing	7657	SF	12.00	91,884
8	Doors / Glass					
		Double Glass Doors	4	EA	4,500.00	18,000
		Glass Windows	480	SF	40.00	19,200
9	Finishes					
		Exterior Partition Framing/Sheathing	840	SF	20.00	16,800
		Paint	7657	SF	3.00	22,971
10	Specialties					
		Bike Racks	1	ALLOW	1,500.00	1,500
		Misc Site Accessories	1	ALLOW	1,000.00	1,000
		Benches	1	ALLOW	2,500.00	2,500
16	Electrical					
		New Incoming Electrical Service	1	ALLOW	50,000.00	50,000
		Site Lighting	1	ALLOW	15,000.00	15,000
Subtotal Cost of the Work						\$ 796,203



Carroll Park Recreation Center - Option D

Package 3: Interiors

Spec	Drawing Ref.	Description	Quantity	Unit	Unit Cost	Cost
Corridors, Vestibules & Storage			1829		\$67.40	123,266
		Waterfountain	1	EA	1,500.00	1,500
		Doors/Frames/Hardware	23	EA	1,000.00	23,000
		Drywall/ACT	1829	SF	15.00	27,435
		Wall Finishes	1829	SF	1.50	2,744
		Flooring Finishes	1829	SF	5.00	9,145
		Fire Protection	1829	SF	2.50	4,573
		Mechanical	1829	SF	12.00	21,948
		Electrical	1829	SF	18.00	32,922
Café			203		\$133.56	27,112
		Baquette	203	SF	50.00	10,150
		Bar Top	4	EA	1,500.00	6,000
		Drywall/ACT	203	SF	15.00	3,045
		Wall Finishes	203	SF	1.50	305
		Flooring Finishes	203	SF	5.00	1,015
		Fire Protection	203	SF	2.50	508
		Mechanical	203	SF	12.00	2,436
		Electrical	203	SF	18.00	3,654
Classrooms			1965		\$74.59	146,568
		Millwork	1965	SF	10.00	19,650
		Drywall/ACT	1965	SF	15.00	29,475
		Flooring Finishes	1965	SF	5.00	9,825
		Wall Finishes	1965	SF	5.00	9,825
		Fire Protection	1965	SF	2.50	4,913
		Mechanical	1965	SF	12.00	23,580
		Electrical	1965	SF	20.00	39,300
		Accessories & Ancillary	1	ALLOW	10,000.00	10,000
Restrooms			332		\$268.22	89,050
		Drywall/ACT	332	SF	15.00	4,980
		Flooring Finishes	332	SF	15.00	4,980
		Wall Finishes	332	SF	15.00	4,980
		Toilet Accessories & Partitions	3	EA	5,000.00	15,000
		Fire Protection	332	SF	2.50	830
		Plumbing	3	EA	15,000.00	45,000
		Mechanical	332	SF	20.00	6,640
		Electrical	332	AL	20.00	6,640
Warming Kitchen			243		\$168.40	40,922
		Millwork	243	SF	50.00	12,150
		Drywall/ACT	243	SF	15.00	3,645
		Flooring Finishes	243	SF	5.00	1,215
		Wall Finishes	243	SF	1.50	365
		Fire Protection	243	SF	2.50	608
		Kitchen Hoods & Suppression Systems		NIC	0.00	0
		Plumbing	243	SF	25.00	6,075
		Mechanical	243	SF	25.00	6,075
		Electrical	243	SF	30.00	7,290
		Appliances/Equipment Allowance	1	ALLOW	3,500.00	3,500
Multipurpose Space			3085		\$84.08	259,375
		Glass	3085	SF	4.00	12,340
		Drywall/ACT	3085	SF	15.00	46,275
		Flooring Finishes	3085	SF	12.00	37,020
		Wall Finishes	3085	SF	1.50	4,628
		Acoustical Treatments	1	ALLOW	10,000.00	10,000
		Operable Partition	1	ALLOW	18,000.00	18,000
		Fire Protection	3085	SF	2.50	7,713
		Mechanical	3085	SF	20.00	61,700
		Electrical	3085	SF	20.00	61,700
Miscellaneous & FF&E						175,000
		Mechanical Equipment Upgrades	1	ALLOW	50,000.00	50,000
		Electrical Equipment Upgrades	1	ALLOW	5,000.00	5,000
		Furniture	1	ALLOW	50,000.00	50,000
		Signage	1	ALLOW	5,000.00	5,000
		Audiovisual	1	ALLOW	25,000.00	25,000
		Telecommunications	1	ALLOW	20,000.00	20,000
		Security	1	ALLOW	20,000.00	20,000
Subtotal Cost of the Work			7657		\$ 112	\$ 861,292.50