City of Cordova
Multi-Building Condition Assessment:
Ballfield Restroom and Concession

Prepared For:

Prepared By:

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1. INTRODUCTION

The City of Cordova engaged Coffman Engineers and Burkhart Croft Architects to assess and report on the condition of City-owned buildings and structures to establish a baseline of their current assets, and better forecast future needs.

The team performed a multi-discipline condition assessment of thirteen facilities including:

1. Bob Korn Memorial Swimming Pool
2. Bidarki Recreation Center
3. Eyak Skaters Cabin
4. Cordova Jr/Sr High School
5. Odiak Pond Gazebo and Boardwalk
6. Odiak Camper Park Restroom
7. Parks Maintenance Shop
8. City Maintenance Shop
9. Ballfield Restroom / Concession Stand
10. Cordova Chamber of Commerce
11. Hollis Heinrichs Park Restroom
12. Flemning Spit Restroom
13. Fire Department Sub Station

The team also visited the Prince William Sound Science Center and evaluated the feasibility of relocating the building to a new site.

The team consisted of an architect, civil, structural, mechanical, electrical engineers, and a cost estimator.

Due to the amount of information and quantity of sites, a separate report has been developed for each facility. This condition assessment report is for the Ballfield Restroom and Concession Stand.

2. EXECUTIVE SUMMARY

The ballfield restroom and concession stand was evaluated by the team on September 28, 2022. This report provides:

- A description and assessment of the various building components.
- A list of deficiencies, ordered by urgency for repair or correction.
- Rough order of magnitude cost estimate for the listed deficiencies, as well as building replacement.
- A routine and preventative maintenance plan.

Overall, the building structure was in good condition. The siding is in poor condition. There are several code deficiencies to be addressed, including adding a kitchen range hood and relocating the electrical panel to provide required working clearance. Other recommendations involve ADA accessibility and facility improvements.

3. BALLFIELD RESTROOM AND CONCESSION

3.1. Description and Summary

The ballfield restroom and concession stand is a standalone structure that provides a kitchen that has an electric oven, 4 sink compartments, a refrigerator, and storage as well as a men's and women's restroom for baseball games.

3.2. Building System Assessments

3.2.1. Architectural

3.2.1.1. IBC Code Summary

Model Code Application

This facility was constructed under the *Uniform Building Code* in effect prior to 2000. Since 2000, the *Uniform Building Code* has been replaced by the *International Building Code (IBC)* as the acting model building code in Alaska. Assessment below is based on the 2021 IBC (current version adopted by the State). In existing buildings, the *(IEBC) International Existing Building Code* will also be used, this document regulates when requirements of the *IBC* must be addressed depending on scope of work of the proposed project.

There were no issues with either building construction materials, use, or area found during the inspection. The building is wood framed, which puts classification into Type V-B Construction. building area is well below allowable square footage.

Occupancy Groups

Toilet Room Areas: All portions of this facility are designated as an "A" Assembly occupancy. Standalone toilet and locker room facilities are an anomaly in the IBC. Toilet and locker rooms are generally considered accessory uses within a facility, but when standalone match up to the A occupancy.

Egress System

The existing egress system is adequate in terms of number of exit points, exiting logic, and egress width. There are single doors out of each of the building areas, and no existing deficiencies were noted.

3.2.1.2. Accessibility / ADA / ANSI A117 Compliance

General

All major phases of construction for this facility were completed prior to enactment of the Americans with Disabilities Act (ADA) in 1990, or subsequent inclusion of accessibility requirements into building codes. The IBC now references ANSI A117 as the recognized design standard for accessibility concerns.

Existing buildings are exempt from current requirements, so long as owners conduct simple and prudent improvements. Full compliance is directly tied to the size and scope of the proposed

projects. The International Existing Building Code (IEBC) drives this level of compliance. For example, the facility can be painted and flooring replaced without making the toilet facilities accessible, but if there was a building addition or major renovation then the facility would be required to comply. In existing facilities, enforcement of ADA deficiencies is punitive, and if complaints or claims are made against the facility, the City of Cordova might be required to make a reasonable accommodation to correct the deficiency for the public requiring accessibility improvements.

Existing Conditions

The building currently has no accommodations for accessibility. This starts with the main concrete landing and extends into the facility. No recommendations for ADA correction are currently being made due to the overall condition of the facility. The list below is to make the City of Cordova aware of the deficiencies, which are as follows:

- *The concrete landing/sidewalk has damage that creates elevations changes in excess of ½-inch. While there has been some concrete work completed to ease the transitions at the doors, it is not in compliance.*
- *The width of this landing is not adequate: concrete is narrow, about 40-inches, and the existing columns encroach into this area. Target width would be 48-60 inches clear.*
- *None of the toilet rooms are ADA accessible. While it may be possible to configure one compliant stall, it would require removing an existing fixture.*

3.2.1.3. Building Exterior

The building is clad with a T1-11 siding that is in poor condition. If corrective action is taken, recommendations are as follows:

- *All vegetation to be removed from the perimeter of the building, remove grade as necessary to keep from contacting the existing wood siding.*
- *There is evidence of rot and decay around the perimeter of the building, from grade to 16-18 inches above grade. The rear is the prevalent location of the damage. Our inspection was non-destructive but would assume that there might be wood stud damage behind this siding. Remove test piece to inspect. Verify that studs are in good condition, reside with new T1-11 siding and paint.*
- *Doors are damaged and replacement is warranted under any project.*

The roofing is a standing seam, exposed fastener roof. No exterior visual deficiencies were noted and no major evidence of roof leaks were seen in the ceiling of the facility. See structural for additional observations and deficiencies.

3.2.1.4. Building Interior

General

The building interior is in fair condition overall.

Like similar buildings we inspected, our recommendation for Architectural items is to continue to maintain the facility in order to keep it in operation. Any major capital expense should go to the eventual replacement of the facility.

Fig. 1. Visible siding damage at rear elevation

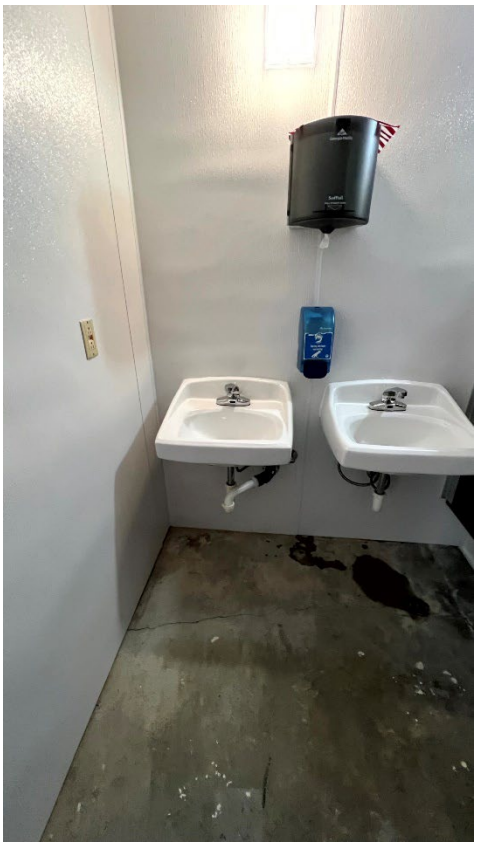

Fig. 2. Metal Wall Panel Typical Condition

Fig. 3. Existing Windows

Fig. 4. Front Elevation

Fig. 5. Concessions Stand

3.2.2. Structural

The ballfield buildings are typical wood frame structures constructed on thickened-edge concrete slab foundations. The concession stand and restroom building is approximately 15-ft wide by 30-ft long with a 3-ft roof extension over the doorways. The roof is framed with hand-built gable trusses consisting of 2x8 top chords, 2x6 bottom chords, and interior webs. Walls are 2x6 stud walls with T1-11 siding. The base of the siding is saturated with moisture content readings at 26%. A moisture content of more than 15% can cause dry rot and mold. We recommend the sheathing be replaced and the wall studs replaced if damaged.

The dugouts are approximately 6-feet x 8-inches wide by 18 feet x 8-inches long with a post and beam shed roof and 2x6 stud wall on three sides. The metal roofing is connected to 2x4 flat furring at 24-inches on centers over 2x8 rafters at 16-inches on centers supported by 4x12 girders on 4x4 and 6x6 wood posts. The same recommendations for the concession building apply to the two dugouts, although the dugouts do not appear to have the same extent of dry rot damage and do not warrant replacement at this time.

Fig. 6. Concession Stand West Elevation

Fig. 7. Concession Stand Moisture Reading

Fig. 8. East Dugout.

Fig. 9. West Dugout

3.2.3. Civil

The ballfield restrooms and concession stand are located on a parcel owned by the City of Cordova, at 100 South First Street. The site consists of a single structure for the restrooms, kitchen, and concession area directly adjacent to the baseball field. There is vegetation surrounding the structure, however the metal roof with no gutter is causing erosion in areas.

The Owner stated that the kitchen and restrooms are on City water and sewer service with no reported issues. Exterior utilities were not observed as part of this inspection.

The restrooms and concession counter do not appear to be ADA accessible. The concrete access apron is uneven, deteriorating, and in overall poor condition.

A bear-proof trash enclosure is present on the south side of the structure. The enclosure is pad mounted and in good condition.

Fig. 10. Concrete Apron.

3.2.4. Mechanical

The ballfield restrooms and concession building has a small kitchen area with an electric range, oven, and microwave. The building is not heated. There is no mechanical exhaust in the kitchen. Code does require a kitchen hood, and the type of hood depends on how the kitchen is used. If the kitchen is used for warming and meal preparation, a type 2 hood is needed. If the kitchen is used for cooking, especially with grease, a type 1 hood with fire suppression is required. There are packaged pieces of equipment for this purpose. The restrooms each have a ceiling exhaust fan. Equipment appeared in decent condition.

Fig. 11. Oven in kitchen

Fig. 12. Bathroom exhaust

3.2.5. Plumbing

Plumbing includes a men's and women's restroom each with three fixtures and two lavatories. Hot water is provided by an electric hot water heater. Water is drained out and the building is winterized to prevent freeze up in the winter. There are two 2-compartment sinks in the kitchen. All equipment appeared to be in good condition.

Fig. 13. Urinal

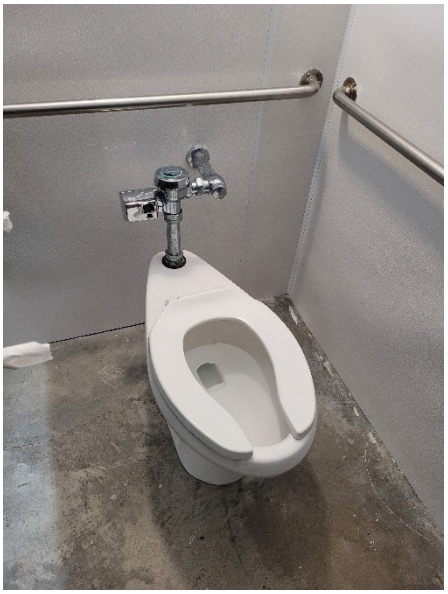

Fig. 14. Typical toilet

Fig. 15. Electric hot water heater

Fig. 16. Sink connections

3.2.6. Fire Protection

Per Section 903 of the *2021 International Building Code*, a fire suppression system is not required.

Per Section 907.2.1 of the *2021 International Building Code*, a fire alarm system is not required.

The current kitchen has an electric cooking appliance and does not currently have a hood installed. Per the *2021 International Mechanical Code*, the domestic cooking appliance is being used for commercial purposes and requires either a Type I or II hood.

For the current setup located in this kitchen, a Type I hood is required for cooking that can lead to grease or grease by-products. An automatic fire suppression system is required to be installed in any cooking appliances that have Type I hoods.

- *Install a Type I hood with an automatic fire suppression system.*

3.2.7. Electrical

The facility is served by a 120/240V, single-phase, 3-wire, 100A electrical service provided by Cordova Electric Co-Op. The utility meter and service disconnect are located on the exterior of the building and show signs of weathering. The service transformer for the facility was not located. A 100A, 120/240V, single phase, 3-wire branch circuit panel is located within the electrical/mechanical room and provides distribution for the entire facility. The panelboard has a moderate amount of surface rust and has likely surpassed its anticipated life expectancy. Loads fed by the panel include lighting, receptacles, an electric water heater, and kitchen equipment. Kitchen loads include a refrigerator, a freezer, a microwave, and an electric range. The panel has a working clearance of 24-inches from structure which is in non-compliance with NEC article 110.26 which requires a minimum working clearance depth of 36-inches.

The branch circuit wiring is type NM cable and is exposed in the electrical/mechanical room. NEC 334.10 allows the use of type NM cable for this building type provided that the cable is concealed within walls, floors, or ceilings with a material with a minimum of 15-minute fire rating.

There are no arc flash labels on the electrical equipment as required by NEC 110.16. It is recommended that an Arc Flash Risk Assessment be performed on power systems for employee safety and compliance with The Occupational Safety and Health Administration (OSHA) regulations. OSHA requires that employers provide a place of employment which is free from recognized hazards that are likely to cause death or serious physical harm to employees. OSHA also requires that employers employ safety-related work practices to prevent electrical shock or other injuries resulting from direct or indirect electrical contact.

Lighting throughout the facility is a mixture of fluorescent fixtures. The kitchen area is illuminated by T8 fluorescent fixtures. The rest of the facility is illuminated by compact fluorescent bulbs. A photocell for daylight control of the exterior light fixtures was not located. Occupancy sensors are located in each bathroom for lighting control.

There is a scoreboard located on the other end of the baseball field. It is our understanding that the concession stand does not provide power to the scoreboard or any baseball field lighting.

Fig. 17. Electical Service Meter/Disconnect

Fig. 18. Branch Circuit Panelboard exposed wiring

Fig. 19. Branch Circuit Panelboard Interior

Fig. 20. Exterior Lighting

3.2.8. Deficiencies and Recommendations

The following list of deficiencies and items requiring maintenance are grouped into four categories: Life Safety, Structural, Code Compliance, and Maintenance or Facility Improvements. A rough order of magnitude cost is included but does not factor into the order in this list. See Appendix C for detailed cost estimate information.

Total building replacement, including demolition of the existing facility is estimated to cost $935,874. The total cost of all recommendations below is $72,400.

3.2.9. Life Safety Recommendations

Some of the recommendations below relate to life safety, however, there are no specific deficiencies warranting immediate action.

3.2.10. Phase 1 Code Compliance Recommendations

1. **Siding Replacement.** Replace all siding with new painted T1-11, include allowance for stud replacement as needed. This is the first recommendation because there may be

extensive structural damage to be discovered what could impact plans to pursue further repairs.

Estimated Cost: $23,493

3.2.11. Phase 2 Code Compliance Recommendations

2. **Kitchen Hood.** Provide a packaged type 1 hood with integral fire suppression.

   Estimated Cost: $4,085

3. **ADA Accessibility - Ramp.** The slope of the concrete walkway to the building qualifies it as a ramp. Ramps are to have handrail and guardrail protection on both sides. In this case the existing grade would only require handrails to be installed. A painted 1 ½-inch tube steel handrail at 34-inches would be the correction.

   Estimated Cost: $600

4. **ADA Accessibility – Hand Rails.** The concrete stairs off the main porch had neither guardrails nor handrails installed. Both guardrails and handrails are required for both sides of the stairs. Guardrails are to be 42-inches from stair nosing, handrails to be at 34-inches from stair nosing.

   Estimated Cost: $10,417

5. **Electrical Working Space and wiring.** Replace the electrical panel and locate within the mechanical/electrical room to allow for a 36-inch depth working space. Extend all circuits to new panel location. Conceal all wiring behind sheetrock.

   Estimated Cost: $15,070

   Total Cost Phase 2: $30,200

3.2.12. Phase 3 Facility Maintenance Recommendations

6. **Facility Maintenance – Privacy Lock.** Toilet Room. Install privacy lock if not currently installed.

   Estimated Cost: $1,716

7. **Facility Lighting.** Replace all fluorescent fixtures with LED light fixtures. This includes two ceiling mounted T8 fixtures in the kitchen, three wall mounted fixtures in each bathroom, and three wall mounted exterior light fixtures. Install a photocell for daylight control of the exterior light fixtures.

   Estimated Cost: $14,936

8. **Arc Flash Risk Assessment.** Recommend an Arc Flash Risk Assessment is performed on power systems for employee safety and compliance with OSHA regulations. Install arc flash hazard labels to all panels and equipment per NEC 110.16.

   Estimated Cost: $2,084

   Total Cost Phase 3: $18,700

APPENDIX A – EQUIPMENT CONDITION AND LIFE EXPECTANCY

Major HVAC Equipment List				
Equipment	**Description**	**Age (yrs)**	**Life Expectancy (yrs)[1]**	**Notes**
Electric water heater	General Electric, model unknown	Unknown	15	Unit appears to be in good condition, no visible signs of corrosion.

1. Life expectancy is based on the American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) 2019 Applications Handbook, Chapter 38, Table 4: Comparison of Service Life Estimates. These values are based on historical survey data, and are heavily dependent on maintenance, usage, cycling, and application, but form a basis to accompany site observation notes.

APPENDIX B – ROUTINE MAINTENANCE TASKS

Water Heater Maintenance				
Item No.	**Inspection Task**	**Maintenance Task**	**Frequency**	**Recommended Action**
	Mechanical			
a	Check water pressure.	Verify and adjust for proper pressure.	Monthly	Repair or replace.
b	Check control water pressure.	Verify and adjust for proper pressure.	Monthly	Repair or replace.
c	Check thermal expansion tank.	Verify tank is working correctly, pressurized, and no damage.	Monthly	Repair or replace.
d	Inspect T&P relief valve.	Inspect and verify that valve is functioning properly.	Quarterly	Repair or replace.
e	Drain and flush tank.	Drain tank and verify water is clean. If milky, drain entire tank and refill.	Annually	Repair or replace.
f	Check anode rod.	Inspect and verify that anode rod is function and doesn't have significant damage/wear.	Annually	Repair or replace.

APPENDIX C – COST ESTIMATE

HMS Project No. 22130-I

MULTI-BUILDING CONDITION ASSESSMENTS
CONSTRUCTION COST ESTIMATE (REVISION 1)

CITY OF CORDOVA
BALLFIELD RESTROOM, CONCESSIONS, AND DUGOUTS
CORDOVA, ALASKA

PREPARED FOR:

Coffman Engineering
800 F Street
Anchorage, Alaska 99501

February 28, 2023

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NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

DRAWINGS AND DOCUMENTS

Level of Documents:	(17) condition assessment document, record drawings, and narratives
Date:	Undated
Provided By:	Coffman Engineers of Anchorage, Alaska

RATES

Pricing is based on current material, equipment and freight costs.

Labor Rates:	A.S. Title 36 working 60 hours per week
Premium Time:	16.70% (included with unit rates)
Subcontractor Mark-Up:	35.00%
Estimator's Contingency:	30.00%
Unique Market Risk:	5.00%
General Conditions, Overhead, and Profit:	45.00%
Escalation to Summer 2024 at 7.91% per Annum (16 Months):	10.55%
A/E Design Fee:	12.00%

BIDDING ASSUMPTIONS

Contract:	Standard construction contract without restrictive bidding clauses
Bidding Situation:	Competitive bid assumed
Start of Construction:	Summer 2024
Note:	Quantities, qualities, and conditions are assumed when not directly provided in narrative.

EXCLUDED COSTS

1. Administrative and management costs
2. Furniture, furnishings and equipment (except those specifically included)
3. Remediation of contaminated soils or abatement of any hazardous materials

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE (Continued)

GENERAL

When included in HMS Inc.'s scope of services, opinions or estimates of probable construction costs are prepared on the basis of HMS Inc.'s experience and qualifications and represent HMS Inc.'s judgment as a professional generally familiar with the industry. However, since HMS Inc. has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, HMS Inc. cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HMS Inc.'s opinions or estimates of probable construction cost.

This estimate assumes escalation based on a 12-month rolling average of the U.S. Consumer Price Index. HMS Inc. will continue to monitor this, as well as other international, domestic and local events, and the resulting construction climate, and will adjust costs and contingencies as deemed appropriate.

Due to the lingering effects of the COVID-19 pandemic on the global supply chain and labor market, as well as ongoing geopolitical impacts to energy prices, HMS Inc. has included an additional contingency titled 'Unique Market Risk'. This amount provided for in the estimate will be adjusted as the situation continues to change and the effect on construction pricing becomes better understood.

GROSS FLOOR AREA

Restroom/Concession	450 SF
(2) New Dugouts	250 SF

HMS Project No.: 22130-I

CONDITION ASSESSMENT GENERAL COST SUMMARY

TOTAL BUILDING REPLACEMENT	$ 935,874
DEFICIENCIES	72,401

TOTAL BUILDING REPLACEMENT	*QUANTITY*	*UNIT*	*UNIT RATE $*	*TOTAL $*
Demolish existing structure and dispose at landfill	5,400	CF	0.65	3,510
Demolish existing dugout buildings (2)	1,750	CF	0.47	823
New ballfield restroom and concession	450	SF	550.00	247,500
New dugouts (2)	250	SF	80.00	20,000
Load and haul debris	17	LDS	650.00	11,050
SUBTOTAL:				*$ 282,883*
Subcontractor's Overhead and Profit on Material and Labor	35.00%			99,009
SUBTOTAL:				*$ 381,892*
General Requirements, Overhead, and Profit	45.00%			171,851
Estimator's Contingency	30.00%			166,123
Unique Market Risk	5.00%			35,993
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			79,743
A/E Design Fee	12.00%			100,272

TOTAL ESTIMATED COST:	***$ 935,874***

CONDITION ASSESSMENT COST SUMMARY

	Total
CODE COMPLIANCE	
Deficiency 1 - Kitchen Hood	$ 4,085
Deficiency 2 - ADA Accessibility	600
Deficiency 3 - Guardrails and Handrails	10,417
Deficiency 4 - Electrical Working Space and Wiring	15,070
Deficiency 5 - Privacy Lock	1,716
Deficiency 6 - Facility Lighting	14,936
Deficiency 7 - Arc Flash Risk Assessment	2,084
Deficiency 8 - Siding Replacement	23,493
TOTAL ESTIMATED CONSTRUCTION COST:	***$ 72,401***

CODE COMPLIANCE ***Deficiency 1 - Kitchen Hood***	*QUANTITY*	*UNIT*	*UNIT RATE* *$*	*TOTAL* *$*
Install residential type range hood	1	EA	650.00	650
Ductwork	30	LBS	10.50	315
Wall cap	1	EA	120.00	120
Motor connection and associated electrical	1	EA	150.00	150
SUBTOTAL:				*$ 1,235*
Subcontractor's Overhead and Profit on Material and Labor	35.00%			432
SUBTOTAL:				*$ 1,667*
General Requirements, Overhead, and Profit	45.00%			750
Estimator's Contingency	30.00%			725
Unique Market Risk	5.00%			157
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			348
A/E Design Fee	12.00%			438

TOTAL ESTIMATED COST:	***$ 4,085***

CODE COMPLIANCE ***Deficiency 2 - ADA Accessibility***	*QUANTITY*	*UNIT*	*UNIT RATE* *$*	*TOTAL* *$*
Install wall mounted handrail	5	LF	46.00	230
Paint handrail	5	LF	3.00	15
SUBTOTAL:				*$ 245*
General Requirements, Overhead, and Profit	45.00%			110
Estimator's Contingency	30.00%			107
Unique Market Risk	5.00%			23
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			51
A/E Design Fee	12.00%			64

TOTAL ESTIMATED COST:	***$ 600***

CODE COMPLIANCE ***Deficiency 3 - Guardrails and Handrails***	*QUANTITY*	*UNIT*	*UNIT RATE* *$*	*TOTAL* *$*
Guardrails	20	LF	140.00	2,800
Handrails	20	LF	65.00	1,300
Paint handrail	20	LF	3.00	60
Paint guardrail	20	LF	4.50	90
SUBTOTAL:				*$ 4,250*
General Requirements, Overhead, and Profit	45.00%			1,913
Estimator's Contingency	30.00%			1,849
Unique Market Risk	5.00%			401
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			888
A/E Design Fee	12.00%			1,116

TOTAL ESTIMATED COST: ***$ 10,417***

CODE COMPLIANCE ***Deficiency 4 - Electrical Working Space and Wiring***	*QUANTITY*	*UNIT*	*UNIT RATE* *$*	*TOTAL* *$*
Remove existing electrical panel	1	EA	105.00	105
New 100 amp, 120/240 volt, 14 circuit electrical panel	1	EA	2200.00	2,200
Extend circuits to new panel location (allowance)	1	LOT	1500.00	1,500
Remove, patch, and repair gypsum wall board associated with circuit extension	1	LOT	750.00	750
SUBTOTAL:				*$ 4,555*
Subcontractor's Overhead and Profit on Material and Labor	35.00%			1,594
SUBTOTAL:				*$ 6,149*
General Requirements, Overhead, and Profit	45.00%			2,767
Estimator's Contingency	30.00%			2,675
Unique Market Risk	5.00%			580
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			1,284
A/E Design Fee	12.00%			1,615

TOTAL ESTIMATED COST:	***$ 15,070***

CODE COMPLIANCE ***Deficiency 5 - Privacy Lock***	*QUANTITY*	*UNIT*	*UNIT RATE* *$*	*TOTAL* *$*
Replace existing lockset with privacy lock	2	EA	350.00	700
SUBTOTAL:				*$ 700*
General Requirements, Overhead, and Profit	45.00%			315
Estimator's Contingency	30.00%			305
Unique Market Risk	5.00%			66
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			146
A/E Design Fee	12.00%			184

TOTAL ESTIMATED COST:	***$ 1,716***

CODE COMPLIANCE ***Deficiency 6 - Facility Lighting***	*QUANTITY*	*UNIT*	*UNIT RATE* *$*	*TOTAL* *$*
Remove existing light fixture and dispose	11	EA	60.00	660
New LED surface mounted light at kitchen	2	EA	300.00	600
New LED wall mounted vanity fixture	6	EA	270.00	1,620
New exterior wall mounted LED fixture with photocell	3	EA	470.00	1,410
Conduit and conductor at new photocell	15	LF	15.00	225
SUBTOTAL:				*$ 4,515*
Subcontractor's Overhead and Profit on Material and Labor	35.00%			1,580
SUBTOTAL:				*$ 6,095*
General Requirements, Overhead, and Profit	45.00%			2,743
Estimator's Contingency	30.00%			2,651
Unique Market Risk	5.00%			574
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			1,273
A/E Design Fee	12.00%			1,600

TOTAL ESTIMATED COST:	***$ 14,936***

CODE COMPLIANCE ***Deficiency 7 - Arc Flash Risk Assessment***	*QUANTITY*	*UNIT*	*UNIT RATE* *$*	*TOTAL* *$*
Perform arc flash assessment on existing electrical service and distribution equipment	1	LOT	750.00	750
Install hazard label	2	EA	50.00	100
SUBTOTAL:				*$ 850*
General Requirements, Overhead, and Profit	45.00%			383
Estimator's Contingency	30.00%			370
Unique Market Risk	5.00%			80
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			178
A/E Design Fee	12.00%			223

TOTAL ESTIMATED COST: ***$ 2,084***

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CODE COMPLIANCE ***Deficiency 8 - Siding Replacement***	*QUANTITY*	*UNIT*	*UNIT RATE* *$*	*TOTAL* *$*
Demolish siding	864	SF	3.00	2,592
Replace damaged framing (assume 25%)	216	SF	5.90	1,274
New T1-11 siding, painted	864	SF	6.09	5,262
Trims, painted	64	LF	7.15	458
SUBTOTAL:				*$ 9,586*
General Requirements, Overhead, and Profit	45.00%			4,314
Estimator's Contingency	30.00%			4,170
Unique Market Risk	5.00%			904
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			2,002
A/E Design Fee	12.00%			2,517

TOTAL ESTIMATED COST: ***$ 23,493***