

**Belle Isle Boathouse & Site Work  
Renovations/Restorations**

Detroit , Michigan  
Cost Model Estimates  
November 29, 2019

| Description                   | Unit   | Unit Cost | Total Cost | Cost/SF  |        |
|-------------------------------|--------|-----------|------------|----------|--------|
| <b>C3030 Ceiling Finishes</b> |        |           |            |          |        |
| Preservation good condition   | 2,224  | SQFT      | \$2.00     | \$4,448  | \$0.10 |
| Preservation fair condition   | 1,373  | SQFT      | \$4.00     | \$5,492  | \$0.12 |
| Preservation bad condition    | 4,621  | SQFT      | \$6.00     | \$27,726 | \$0.63 |
| Restoration good condition    | 0      | SQFT      |            | \$0      | \$0.00 |
| Restoration fair condition    | 1,303  | SQFT      | \$8.00     | \$10,424 | \$0.24 |
| Restoration bad condition     | 522    | SQFT      | \$12.00    | \$6,264  | \$0.14 |
| Rehabilitation good condition | 0      | SQFT      |            | \$0      | \$0.00 |
| Rehabilitation fair condition | 4,595  | SQFT      | \$8.00     | \$36,760 | \$0.83 |
| Rehabilitation bad condition  | 585    | SQFT      | \$12.00    | \$7,020  | \$0.16 |
| Service fair condition        | 2,821  | SQFT      | \$5.00     | \$14,105 | \$0.32 |
| Rehabilitation bad condition  | 14,892 | SQFT      | \$5.00     | \$74,460 | \$1.69 |

**Sub-Total Ceiling Finishes**

\$186,699 \$4.23

**Sub-Total C30 Interior Finishes**

\$695,696 \$15.78

**E10 Equipment**

|                                       |       |      |          |           |        |
|---------------------------------------|-------|------|----------|-----------|--------|
| First floor kitchen                   | 305   | SQFT | \$150.00 | \$45,750  | \$1.04 |
| First floor coolers                   | 166   | SQFT | \$150.00 | \$24,900  | \$0.56 |
| First floor kitchen support spaces    | 148   | SQFT | \$50.00  | \$7,400   | \$0.17 |
| Second floor kitchen allowance        | 1,260 | SQFT | \$150.00 | \$189,000 | \$4.29 |
| Second floor kitchen pantry allowance | 166   | SQFT | \$50.00  | \$8,300   | \$0.19 |
| Second floor bar allowance            | 224   | SQFT | \$100.00 | \$22,400  | \$0.51 |
| Third floor bar allowance             | 662   | SQFT | \$100.00 | \$66,200  | \$1.50 |

**Sub-Total Equipment**

\$363,950 \$8.25

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|---|--------|------|-----------|------------------|---------------|
| <b>F20 Furnishings</b>                            |        |      |           |                  |               |
| Miscellaneous casework                            | 44,095 | SQFT | \$1.00    | \$44,095         | \$1.00        |
| Window treatments                                 | 2,458  | SQFT | \$10.00   | \$24,580         | \$0.56        |
| First floor kitchen support spaces                | 148    | SQFT | \$50.00   | \$7,400          | \$0.17        |
| Second floor kitchen allowance                    | 1,260  | SQFT | \$150.00  | \$189,000        | \$4.29        |
| Second floor kitchen pantry allowance             | 166    | SQFT | \$50.00   | \$8,300          | \$0.19        |
| Second floor bar allowance                        | 224    | SQFT | \$100.00  | \$22,400         | \$0.51        |
| Third floor bar allowance                         | 662    | SQFT | \$100.00  | \$66,200         | \$1.50        |
| <b>Sub-Total Equipment</b>                        |        |      |           | <b>\$361,975</b> | <b>\$8.21</b> |
| <b>F20 Selective Demolition</b>                   |        |      |           |                  |               |
| Interior demolition                               | 44,095 | SQFT | \$5.00    | \$220,473        | \$5.00        |
| Demo north exterior stair                         | 280    | SQFT | \$20.00   | \$5,600          | \$0.13        |
| Demo east exterior stair                          | 185    | SQFT | \$20.00   | \$3,700          | \$0.08        |
| Demo north exterior stair from level 2 to level 3 | 100    | SQFT | \$20.00   | \$2,000          | \$0.05        |
| <b>Sub-Total Selective Demolition</b>             |        |      |           | <b>\$231,773</b> | <b>\$5.26</b> |

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| Description                                 |       | Total Cost         | Cost/SF        |
|---|-------|--------------------|----------------|
| <b>Final Site</b>                           |       | <b>Area</b>        | 44,095 GSF     |
| <b>Summary</b>                              |       |                    |                |
| G20 Site Improvements                       |       | \$230,834          | \$5.23         |
| G40 Site Electrical Lighting                |       | \$155,763          | \$3.53         |
| <b>Sub-Total Trades Building &amp; Site</b> |       | <b>\$386,597</b>   | <b>\$8.77</b>  |
| Design Contingency                          | 10%   | \$38,660           | \$0.88         |
| Escalation 5% per year to midpoint 1/7/2029 | 62.7% | \$266,636          | \$6.05         |
| <b>Sub Total Contingencies</b>              |       | <b>\$305,295</b>   | <b>\$6.92</b>  |
| <b>Sub Total Building + Contingencies</b>   |       | <b>\$691,892</b>   | <b>\$15.69</b> |
| General Conditions                          | 3%    | \$20,757           | \$0.47         |
| GC Personnel                                |       | \$129,000          | \$2.93         |
| GC Fee                                      | 3%    | \$25,249           | \$0.57         |
| Bond  | 1%    | \$8,669            | \$0.20         |
| <b>Total Construction Cost</b>              |       | <b>\$875,567</b>   | <b>\$19.86</b> |
| <b>Owner Project Costs</b>                  | 35%   | \$306,449          | \$6.95         |
| <b>Total Project Costs</b>                  |       | <b>\$1,182,016</b> | <b>\$26.81</b> |

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| Description | Unit | Unit Cost | Total Cost | Cost/SF |
|-------------|------|-----------|------------|---------|
| Final Site  |      |           | 44,095 GSF |         |

**G 20 Site Improvements**

|  |        |      |             |                  |               |
|--|--------|------|-------------|------------------|---------------|
| Patch asphalt at new walks                     | 3,885  | SQFT | \$6.00      | \$23,310         | \$0.53        |
| Clean, seal and stripe existing asphalt paving | 9,017  | SQYD | \$2.00      | \$18,034         | \$0.41        |
| Aggregate maintenance edge                     | 800    | SQFT | \$5.00      | \$4,000          | \$0.09        |
| Dumpster paving                                |        | SQFT | \$10.00     | \$0              | \$0.00        |
| Site Sign Allowance                            | 1      | LPSM | \$25,000.00 | \$25,000         | \$0.57        |
| Grass lawn                                     | 9,290  | SQYD | \$4.50      | \$41,805         | \$0.95        |
| 4" imported Topsoil                            | 1,025  | CUYD | \$35.00     | \$35,875         | \$0.81        |
| Large deciduous trees                          |        | EACH | \$500.00    | \$0              | \$0.00        |
| Flowering trees                                |        | EACH | \$350.00    | \$0              | \$0.00        |
| Planting beds                                  |        | SQFT | \$15.00     | \$0              | \$0.00        |
| Irrigation grass areas + beds                  | 82,810 | SQFT | \$1.00      | \$82,810         | \$1.88        |
| Screen wall at transformer & dumpster          |        | LNFT | \$450.00    | \$0              | \$0.00        |
| Dumpster gate                                  |        | EACH | \$5,000.00  | \$0              | \$0.00        |
| Gates at transformer/dumpster screen           |        | EACH | \$3,000.00  | \$0              | \$0.00        |
| Site furnishings Tables w/umbrella             |        | EACH | \$7,500.00  | \$0              | \$0.00        |
| <b>Sub-Total Site Improvements</b>             |        |      |             | <b>\$230,834</b> | <b>\$5.23</b> |

**G 40 Site Electrical**

|                                    |       |      |             |                |               |
|------------------------------------|-------|------|-------------|----------------|---------------|
| New Light Pole w/base              | 12    | EACH | \$ 5,000.00 | \$60,000       | \$1.36        |
| New Flagpole Light                 | 2     | EACH | \$ 1,479.50 | \$2,959        | \$0.07        |
| Wiring for site lighting / signage | 3,000 | LNFT | \$ 30.93    | \$92,804       | \$2.10        |
| <b>Sub-Total Site Electrical</b>   |       |      |             | <b>155,763</b> | <b>\$3.53</b> |

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**Area Breakdowns**

| <b>Building</b>                       | <b>Area</b> | <b>AIA Area</b> | <b>GSF</b> |
|---------------------------------------|-------------|-----------------|------------|
| <b>Belle Isle Boathouse</b>           |             |                 |            |
| Level 1                               | 15,564 SF   | 15,564          |            |
| Level 2                               | 15,719 SF   | 15,719          |            |
| Level 3                               | 10,011 SF   | 10,011          |            |
| <b>Sub Total Belle Isle Boathouse</b> |             | 41,294          | GSF        |
| <b>Terraces</b>                       |             |                 |            |
| Level 2                               | 3,074 SF    | 1,537           |            |
| Level 3                               | 2,527 SF    | 1,264           |            |
| <b>Sub Total Terraces</b>             | 5,601 SF    | 2,801           |            |
| <b>Total Building Gross Area</b>      |             | <b>44,095</b>   | GSF        |

**Belle Isle Boat House & Site  
Renovation/Restoration  
Detroit, Michigan  
Conceptual Estimates  
Clarifications**

1. **Purpose** – The purpose of this document is to serve as a communication tool for the project team by defining the quality and scope of this project. K J Pesta consulting LLC has evaluated the documents and prepared a reasonable opinion of construction costs for the architectural, structural, mechanical, electrical and civil disciplines, based specifically on these documents. This opinion of costs is not a prediction of future bids, as bids can vary due to fluctuating market conditions, proprietary specifications, lack of, or surplus of bidders. KJ Pesta consulting LLC does not guarantee that the bids received will not vary from this opinion of construction costs. This is a working document that should be reviewed by the project team with necessary revisions duly raised and documented as part of the design process.
2. **Design Documents** - The estimate is based on existing building floor plans and elevations and new conceptual site plan dated 11/25/2019. See attached document list
3. **Building Gross Area -** Includes renovated areas and half areas of terraces
 

|   |            |
|---|------------|
| • Level 1.....  | 15,564 GSF |
| • Level 2.....  | 15,710 GSF |
| • Level 3.....  | 10,011 GSF |
| • Terraces level 2 & 3 at half area 5,601 SQFT x 50%..... | 2,801 GSF  |
| Total Gross Square Footage                                | 44,905 GSF |
4. **Bonds** – Subcontractor Performance & Payment Bonds are included.
5. **Contingencies** – Design Contingency is included.
6. **Sales Tax** – The estimate *includes* sales tax.
7. **Allowances** – Allowances shall cover the total cost of materials, labor and equipment, including material delivery, unloading at the site, installation costs, overhead, profit and all other expenses contemplated for stated allowance. Allowances are identified in the estimate backup.
8. **Exclusions** – The following items are *excluded* in the Construction Estimate.

General

1. Removal of contaminated and/or hazardous materials such as asbestos, lead, PCB's and other hazardous materials.
2. Land costs
3. Loose Furniture & furnishings
4. Moving Costs
5. Temporary facilities
6. LEED requirements

9. **Estimate Baseline** - Unless superseded by one of the following two categories, the conceptual design documents as listed are the basis of the estimate. In cases where the design has not been developed sufficiently to estimate quantities, a stipulated dollar *allowance* shall be the basis of the estimate.
10. **Escalation** – The estimate includes escalation to assumed midpoint of construction for each cost model estimate
11. **Labor** – The estimate is based on local union labor wage rates.
12. **Construction Schedule** – The estimates are based on the following schedules
- Site Stabilization start construction 3/1/2022 with a 30 month duration
  - Building Enclosure Stabilization start construction 7/1/2014 with a 24 month duration
  - Building Systems start construction 1/1/2026 with a 12 month duration
  - Interiors start construction 7/1/2027 with a 22 month duration
  - Final Site Work and Landscaping start 1/1/2029 with a 12 month duration
13. **Clarifications** – The following clarifications are outlined to coincide with the estimates.
- General
1. It is assumed the existing building will be unoccupied during construction
  2. Construction work will be performed during normal business hours,
  3. The estimate assumes no single sourcing of materials; three or more manufactures are required.
  4. Assumes construction staging area will be on site at existing parking lot
  5. Assumes seawall work to be installed from land

**Belle Isle Boat House & Site  
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Conceptual Estimates  
Clarifications**

**Document List**

1. Drawings/Site Visit/Phone calls
  - a. Existing floor plans and elevations
  - b. Conceptual Site Plan 100A
  - c. Preliminary quantity takeoffs on exterior wall and roofing from Smithgroup dated
  - d. Individual floor plan areas
  - e. Site Visit dated 10/23/2010
  - f. Mechanical and electrical narratives
  - g. Miscellaneous phone calls reviewing work scope
  
2. Emails received from SmithgroupJJRGroup
  - a. From Eric Sassak dated 11/12/2019 initial quantity and phasing requirements
  - b. From Eric Sassak dated 11/13/2019 construction start dates
  - c. From Kevin Shultis dated 11/13/2019 Idealized Implementation Schedule
  - d. From Eric Sassak dated 11/15/2019 updated takeoffs
  - e. From Allison Marusic dated 11/20/2019 preliminary site plan and quantities
  - f. From Allison Marusic dated 11/20/2019 no site bridges required
  - g. From Roger Abraham dated 11/20/2019 sheet pile depths and size
  - h. From Allison Marusic dated 11/20/2019 dock utility info
  - i. From Kevin Shultis dated 11/21/2019 mechanical & electrical narratives
  - j. From Allison Marusic dated 11/21/2019 additional dock info
  - k. From Roger Abraham dated 11/21/2019 alternative site plan
  - l. From Roger Abraham dated 11/22/2018 go to single sheet pile system as preferred option
  - m. From Eric Sassak dated 11/25/2019 updated area takeoffs & collapsed terrace area
  - n. From Roger Abraham dated 11/25/2019 final version site plan
  - o. From Eric Sassak dated 11/26/2019 awning info
  
4. Estimate review comments from the SmithgroupJJR TBD

## **8.0 IDEALIZED IMPLEMENTATION SCHEDULE**

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After careful consideration of the total scope of the remediation required a phased approach to implementation has been recommended. The key benefits of this approach are that it addresses the most critical components first, provides for phased fundraising and allows for continued investigation and development of future programming and revenue generating uses.

Key construction elements addressed in each phase are:

### **Site Stabilization & Remediation:**

- Repair/replacement and increasing the height of the seawall.
- Removal / stabilization of the pool structures
- Installation of a pumping system
- Elimination of all life safety concerning elements
- Removal of docks to aid in future barge-based construction

### **Exterior Envelope Remediation and Restoration:**

- Roof and Exterior wall remediation/restoration
- Installation of new historically appropriate energy efficient windows and doors

### **Interior Building Systems Upgrades:**

- Installation of new mechanical, electrical, fire protection, specialized kitchen exhaust and elevator systems

### **Interior Restoration/Rehabilitation/Renovation:**

- Historical restoration of character defining spaces
- Remediation and reconstruction of all other interior spaces
- Installation of all final finish materials and devices (floors/walls/ceilings)

### **Final Site and Landscape Improvements:**

- Final landscape and hardscape improvements
- Site lighting installation
- Parking lot improvements

It is also important to note that it is clear that occupying the building during construction is not advisable and as such will require that FODR provide temporary facilities for the duration of the remediation. Based on the idealized schedule we estimate the need for temporary facilities to be approximately 7 years.

## IDEALIZED IMPLEMENTATION SCHEDULE

| PROJECT PHASES                                     | 2020             | 2021   | 2022                        | 2023   | 2024         | 2025   | 2026   | 2027         | 2028   | 2029  | 2030 | 2031 |  |
|--|------------------|--------|-----------------------------|--------|--------------|--------|--------|--------------|--------|-------|------|------|--|
| 1. SITE STABILIZATION & REMEDIATION                |                  | DESIGN | CONSTRUCTION                |        |              |        |        |              |        |       |      |      |  |
| 2. EXTERIOR ENVELOPE REMEDIATION & RESTORATION     |                  |        |                             | DESIGN | CONSTRUCTION |        |        |              |        |       |      |      |  |
| 3. INTERIOR BUILDING SYSTEMS UPGRADE (MEP/FP/ELEC) |                  |        |                             |        |              | DESIGN | CONST  |              |        |       |      |      |  |
| 4. INTERIOR RESTORATION/REHABILITATION/RENOVATION  |                  |        |                             |        |              |        | DESIGN | CONSTRUCTION |        |       |      |      |  |
| 5. FINAL SITE & LANDSCAPE IMPROVEMENTS             |                  |        |                             |        |              |        |        |              | DESIGN | CONST |      |      |  |
| STUDY COMPLETION/FUNDING STRATEGY                  | FUNDING STRATEGY |        |                             |        |              |        |        |              |        |       |      |      |  |
| FODR IN TEMPORARY FACILITY                         |                  |        | TEMPORARY FACILITY DURATION |        |              |        |        |              |        |       |      |      |  |