

**Belle Isle Boathouse & Site Work
Renovations/Restorations
Detroit , Michigan
Cost Model Estimates
November 29, 2019**

Description		Unit	Unit Cost	Total Cost	Cost/SF
C3030 Ceiling Finishes					
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	\$1.09

Sub-Total Ceiling Finishes				\$186,699	\$4.23
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Sub-Total C30 Interior Finishes				\$695,696	\$15.78
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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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Description		Unit	Unit Cost	Total Cost	Cost/SF
F20 Furnishings					
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
Sub-Total Equipment				\$361,975	\$8.21
F20 Selective Demolition					
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
Sub-Total Selective Demolition				\$231,773	\$5.26

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Description		Total Cost	Cost/SF
Final Site	Area	44,095 GSF	
Summary			
G20 Site Improvements		\$230,834	\$5.23
G40 Site Electrical Lighting		\$155,763	\$3.53
Sub-Total Trades Building & Site		\$386,597	\$8.77
Design Contingency	10%	\$38,660	\$0.88
Escalation 5% per year to midpoint 1/7/2029	62.7%	\$266,636	\$6.05
Sub Total Contingencies		\$305,295	\$6.92
Sub Total Building + Contingencies		\$691,892	\$15.69
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
Total Construction Cost		\$875,567	\$19.86
Owner Project Costs	35%	\$306,449	\$6.95
Total Project Costs		\$1,182,016	\$26.81

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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
Sub-Total Site Improvements				\$230,834	\$5.23

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
Sub-Total Site Electrical				155,763	\$3.53

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 Description

Area Breakdowns

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

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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

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 a 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								