

August 10, 2018

Peter Wasmer  
AFM Project Manager  
3205 Freedom Drive  
Charlotte, NC 28208

RE: Excelsior Club Stabilization Cost Analysis

Peter,  
Please find enclosed our estimated cost for structural stabilization and framing of the Excelsior Club located at 921 Beatties Ford Road, Charlotte, NC per ARCH 2020 Architecture & Design, A.1 drawing and IDE S-1 drawing and our interpretation of what is required to stabilize the building along with Owner provided scope of work and phasing.

Construction Time: Approximately 5 months

**GENERAL CONDITIONS TO INCLUDE THE FOLLOWING**

Payment and Performance Bond  
Building Permit  
Payroll taxes and insurance  
Project Manager  
Full time supervision  
Storage pod  
Temporary toilets  
Temporary power and water service  
Small equipment and rentals  
Small tools  
Site exploration and layout  
General clean-up  
Temporary safety fence and barricades  
**EXCLUDES:** The following/provide by others:  
Builder's risk  
Water and sewer connecting fees  
Testing (soil, concrete and steel)  
Engineering  
Contingency  
Asbestos/Lead Testing and abatement

## GENERAL CONSTRUCTION

1. In our site visit we noticed equipment and furnishings and supplies left remaining. We will remove and load on Owner's supplied truck and trailer.
2. Finishes on perimeter walls need to be removed to determine integrity of wood framing.
3. The exterior stairs from the 2<sup>nd</sup> floor are missing. We did not include in our estimate to construct new ones.
4. The kitchen, prep/storage area appears to be a slab on grade, but we did not verify. We are assuming at this time it is a crawl space and will be reconstructed that way.

## DEMOLITION/SHORING

1. Select demolition for providing temporary shoring and bracing of 2<sup>nd</sup> floor and roof.
2. Remove 1<sup>st</sup> floor flooring which consist of Gyp-crete, hardwood and sub flooring, interior wall finishes and walls. Remove joist, girders and stage flooring.
3. Remove plumbing fixtures and piping, HVAC ductwork and electrical.
4. Haul-off all material from site.
5. We have included removing the interior stairs and rough framing back in after 1<sup>st</sup> and 2<sup>nd</sup> floor completion.
6. Demo plumbing, HVAC and electrical
7. Stabilize and pin exterior basement wall 2/S-1

## CONCRETE/MASONRY

1. Excavate pier and wall footings per 2/S-1. We did not take into account the possibility of using any existing piers or footings.
2. Pour all footing with 4,000 psi design mix.
3. Lay piers with 8" x 16" x 8" CMU and fill solid average height 5 courses
4. Lay new wall beside basement with 8" x 16" x 8" CMU, fill solid with concrete and reinforced steel.
5. Haul off excess material
6. Clean and grade crawl space and furnish and install 10 mil vapor barrier.

## CARPENTRY

1. Furnish and install treated sill blocking and shims at piers.
2. Furnish and install new girders (TR) and new 2 x 10 floor joist (SYP) includes all anchors, fasteners, hangers, clips, etc.
3. Includes new ¾" OSB T&G sub floor
4. Repair and replace perimeter treated sills. Remove finishes up to 3'0" on wall to make repairs.
5. Reconstruct interior walls that were removed and treated plates and 2x6 SYP studs.
6. Repair interior wall sills/plates at remaining walls.

## 2<sup>ND</sup> FLOOR

1. Demo bar and miscellaneous fixtures
2. Reposition any shoring as required

3. Remove interior walls and finishes
4. Remove flooring, joist, nailers and etc.
5. Demo plumbing, HVAC and electrical
6. Remove finishes to access beam and new support on right side of stage
7. Haul-off all debris from site.
8. Provide new column, LVL's to support 2<sup>nd</sup> floor joist
9. Provide all necessary hangers, clips and fasteners
10. Furnish and install new 2 x 12 joists with 3/4" OSB T&G sub-floor
11. Furnish and install all required bridging, blocking and supports
12. Provide temporary railing around 2<sup>nd</sup> floor opening
  - \*In our estimation, 2<sup>nd</sup> floor walls should remain out, until a new revised floor plan has been developed. The existing toilets will not meet code, so we are proposing to furnish and install approximately 9 each post with LVL beams to help support roof until final design is complete.

## 2<sup>ND</sup> FLOOR CEILING/ROOF

We propose to remove approximately 140 SF of ceiling, joist and roofing to make the necessary repairs at a location where water damage has occurred.

Our estimate does not include removing finishes from perimeter walls (except to repair sills), 2<sup>nd</sup> floor ceiling finishes except as noted. We have not included any exterior repairs, any new interior finishes, plumbing, mechanical, electrical rough-in or finishes.

Basically our budget proposal consists of stabilization of the structure only.

Estimated cost for the above stabilization	\$351,505
We would suggest that a 10% contingency factor be added to this	<u>\$ 35,150</u>
Total Estimated Cost	\$386,655

Please let us know if you have any questions or comments.

Thank you for allowing H. C. Rummage, Inc. the opportunity to provide you with this cost proposal analysis.

Please call us if you have any questions or comments.

Sincerely,  
H. C. RUMMAGE, INC.



Todd Rummage  
Project Estimator