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INITIAL PROJECT COST ANALYSIS

RIVERSIDE CHURCH RENOVATION  
6513 QUEENS CHAPEL ROAD  
UNIVERSITY PARK, MD

January 7, 2014

**INITIAL PROJECT COST ANALYSIS  
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6513 QUEENS CHAPEL ROAD  
UNIVERSITY PARK, MD**



07-Jan-14

**BASIS OF ESTIMATE**

The estimate is based on the drawings and documents received from AHMANN LLC on 2 & 13 December 2013 (and subsequent email communications)

**Qualifications / Clarifications:**

Labor costs included at prevailing local rates.  
Hazardous material removal included as per report.  
All labor is based on straight time. Limited overtime is included.  
The following mark ups are used:

General Conditions and Profit incl:	21.00%
Contractor's Supervision	
Scheduling Staff	
Engineer's Office Cleaning and Support	
Contractor's Office and Support	
Internet and Phone Lines	
Permits, Survey, and Signage	
Progress Photos	
Allowance for Staging Area and Temp Storage	
Site Safety and Upkeep	
Site Security	
Bond	
Contingency - Design:	10.00%
Escalation (1 year )	4.00%
Architect/Engineer Fees ( confirmed by Architect) - listed separately as Project Costs	7.00%
Hazmat Fees ( confirmed by Architect) - listed separately as Project Costs	\$85,000

The estimate assumes all long-lead items can be pre-purchased to meet schedule requirements.

The estimate is based on the premise that the design will meet all codes, laws, ordinances, rules, and regulations in effect at the time that the estimate was prepared. The estimate shall be adjusted should any discrepancies between design and the aforementioned codes, laws or ordinances result in, or require, an increase in the Cost of the Work.

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**BASIS OF ESTIMATE**

The estimate excludes the following:

- Overtime.
- Project/Owner mark-ups and allowances - construction contingency, owner required testing & inspections etc.
- Third party commissioning costs.
- Kitchen equipment - (except vents)
- Loose furniture (except lockers and benches)
- Furniture, fittings and equipment e.g. desks, seats, blinds etc
- Loose technology equipment ( i.e. computers, printers, etc. )
- Conduits, raceways, back boxes only included for telecoms/audio-visual/security.
- Special seismic requirements.
- Utility company back charges and user fees/surcharges.
- Relocation costs.

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DESCRIPTION	QTY	UNIT	RATE	100%	Phase 2	Alt 1
<b>1 SITE WORK</b>						
1 Provide new diagonal parking spaces along the entire length of the property line on Queens Chapel Road. Requires new paving and striping of the current gravel strip area.						
bitumen surfacing to existing gravel surface	7,128	SF	4.00	\$ 28,512		
white lining	406	LF	2.00	\$ 812		
2 Create semi-concealed parking area for Public Works vehicles at the end of 43rd Avenue.						
concrete curb	223	LF	20.00	\$ 4,460		
6' chain link fence	223	LF	35.00	\$ 7,805		
6' chain link double gates	2	PR	1,500.00	\$ 3,000		
3 Repair existing walkway at front of Annex building as required.						
patching to concrete	346	SF	3.00	\$ 1,038		
4 Provide new stair and extended stoop at central First Floor entry at junction between building wings.						
concrete platform/path on grade	254	SF	20.00	\$ 5,080		
stairs to stoop - 8 risers (approx 17'x6')	99	SF	75.00	\$ 7,425		
wall mounted handrails at stairs - 8 risers	16	LF	80.00	\$ 1,280		
5 Provide installation of ADA compliant platform lift to the right of Church main entry, provide flush landing to extend to chair lift. Lift requires emergency power operation.						
concrete path	58	SF	20.00	\$ 1,160		
concrete platform	84	SF	20.00	\$ 1,680		
ADA ext platform lift complete with gates	1	EA	30,000.00	\$ 30,000		
electrical hookup to mains and generator	1	LS	3,500.00	\$ 3,500		
6 Provide installation of ADA compliant platform lift at central First Floor entry at junction between building wings. Lift requires emergency power operation.						
ADA ext platform lift complete with gates	1	EA	30,000.00	\$ 30,000		
electrical hookup to mains and generator	1	LS	3,500.00	\$ 3,500		
7 Provide ADA compliant ramp to connect lower parking area and upper existing walkway to main Church entrance, including compliant railings.						
concrete ramp	229	SF	80.00	\$ 18,320		
freestanding handrails at concrete ramp	117	LF	125.00	\$ 14,625		
landscaping to Town Garden - allowance	1	LS	5,000.00	\$ 5,000		
8 Replace existing site stairway at Church front walkway, replace with ADA compliant ramp including compliant railings. Localized re-grading required.						
demolish existing steps and path	296	SF	10.00	\$ 2,960		
concrete ramp	296	SF	80.00	\$ 23,680		
freestanding handrails at concrete ramp	60	LF	125.00	\$ 7,500		
9 Provide new areaway access and door from Public Work's Staff Room out to 43rd Avenue side of the building						
demolish brick wall below window	9	SF	25.00	\$ 225		
excavation	6	CY	30.00	\$ 180		
concrete strip foundations	64	SF	50.00	\$ 3,186		
concrete slab on grade	41	SF	20.00	\$ 820		
2 wyths facebrick wall	90	SF	70.00	\$ 6,300		
steps - 3 risers (approx 3' wide)	12	SF	75.00	\$ 900		
wall mounted handrails at stairs - 3 risers	8	LF	80.00	\$ 640		
freestanding handrails on top of walls	18	LF	125.00	\$ 2,250		
bronze door saddle	1	EA	450.00	\$ 450		
ext single wood door w/frames and ironmongery	1	EA	2,500.00	\$ 2,500		
concrete path on grade	59	SF	20.00	\$ 1,180		
extend/divert existing concrete public walking path	145	SF	20.00	\$ 2,900		

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DESCRIPTION	QTY	UNIT	RATE	100%	Phase 2	Alt 1
<b>2 BUILDING EXTERIOR / ENCLOSURE</b>						
1 Construct small addition on the Lower Level and First Floor to fill in the recess at the entry point between the Annex and the Sanctuary to ease congestion of this central point of circulation in the building.						
remove balcony adjacent to stoop	27	SF	50.00	\$ 1,350		
remove balcony double door adjacent to stoop	1	EA	150.00	\$ 150		
infill ext facebrick wall @ balcony door first level - 3 wyths	42	SF	60.00	\$ 2,520		
infill ext facebrick wall @ bathroom second level - 3 wyths	16	SF	60.00	\$ 960		
excavation	10	CY	30.00	\$ 300		
concrete strip foundations	25	SF	50.00	\$ 1,225		
infill ext facebrick wall @ lower level - 3 wyths	91	SF	60.00	\$ 5,460		
infill ext facebrick wall @ door first level - 3 wyths	20	SF	60.00	\$ 1,200		
lintel @ first level	9	LF	55.00	\$ 495		
suspended concrete slab	87	SF	45.00	\$ 3,915		
roof complete	87	SF	40.00	\$ 3,480		
painting to walls	760	SF	1.00	\$ 760		
floor vct	87	SF	5.00	\$ 435		
ceiling suspended	87	SF	5.00	\$ 435		
bronze door saddle	1	EA	750.00	\$ 750		
ext double doors w/framing and h/ware	1	PR	3,500.00	\$ 3,500		
2 Construct shed dormer at roof over Stair 4. Stair is non-conforming for head height.						
form opening in roof	47	SF	20.00	\$ 940		
structure, finishes, roofing	47	SF	300.00	\$ 14,100		
windows	18	SF	75.00	\$ 1,350		
3 Construct gable dormer at roof over Stair 5. Stair is non-conforming for head height.						
form opening in roof	41	SF	20.00	\$ 820		
structure, finishes, roofing	41	SF	300.00	\$ 12,300		
windows	12	SF	75.00	\$ 900		
4 Provide complete preparation, priming and repainting of all previously painted exterior surfaces.						
columns, stucco, surrounds, box gutters, fascias	4,974	SF	1.50	\$ 7,461		
wrought iron railings - 2 sides	648	SF	1.50	\$ 972		
wood cills @ Annex	222	LF	5.00	\$ 1,110		
5 Provide extensive cleaning of existing slate roofing, minor slate patching and complete relining of existing built-in gutters, and replacement of downspouts.						
cleaning Vermont slate	10,335	SF	1.50	\$ 15,503		
minor patch Vermont slate - 5%	517	SF	35.00	\$ 18,086		
reline box gutters w/ modified bitumen	520	LF	12.00	\$ 6,240		
remove downspouts	356	LF	1.00	\$ 356		
aluminum downspouts (14)	356	LF	30.00	\$ 10,680		
6 Provide for removal and replacement of membrane over built-up roofing on low sloped portions of the roof.						
remove built up roof membrane @ Annex	430	SF	2.00	\$ 860		
built up roof membrane @ Annex	430	SF	13.00	\$ 5,590		
perimeter treatment @ Annex	91	LF	30.00	\$ 2,730		
7 Provide installation of thermal insulation at perimeter walls and roof. Requires furring out of walls and related new finish work.						
furring to perimeter walls @ Annex/Church bst	11,670	SF	7.00	\$ 81,690		
furring to perimeter walls @ Church - Phase 2	5,932	SF	7.00	\$ 41,524	\$ 41,524	
closed cell foam to sloping ceiling @ Annex	786	SF	5.00	\$ 3,930		
blown in foam to roof spaces @ Annex	4,451	SF	2.50	\$ 11,128		
blown in foam to roof spaces @ Church - Phase 2	5,885	SF	2.50	\$ 14,713	\$ 14,713	
8 Provide for the removal and replacement of windows and exterior doors throughout.						
remove windows @ Annex	1,128	SF	5.00	\$ 5,640		
windows @ Annex	1,128	SF	75.00	\$ 84,600		
remove windows @ Church - Phase 2	1,108	SF	5.00	\$ 5,540	\$ 5,540	
windows @ Church- Phase 2	1,108	SF	75.00	\$ 83,100	\$ 83,100	
remove double door w/framing @ Church - Phase 2	5	EA	150.00	\$ 750	\$ 750	
double wood door w/framing and h/ware @ Church Phase 2	5	EA	1,800.00	\$ 9,000	\$ 9,000	
remove double door w/framing @ Annex	2	EA	150.00	\$ 300		
double wood door w/framing and h/ware @ Annex	2	EA	1,800.00	\$ 3,600		

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DESCRIPTION	QTY	UNIT	RATE	100%	Phase 2	Alt 1
<b>3 BUILDING INTERIOR</b>						
1 Provide for installation of ADA compliant elevator at area where building wings adjoin.						
form opening in floor	72	SF	20.00	\$ 1,440		
excavation	16	CY	30.00	\$ 480		
concrete strip foundations	108	SF	50.00	\$ 5,400		
concrete slab on grade	36	SF	20.00	\$ 720		
CMU wall - 12" th elevator shaft	858	SF	22.00	\$ 18,876		
infill ext facebrick wall @ sides of door - 3 wyths	42	SF	75.00	\$ 3,150		
gyp board finish to cmu elevator shaft	858	SF	10.00	\$ 8,580		
ADA two door elevator - no lift motor room	4	STOPS	30,000.00	\$ 120,000		
2 Provide new raised platform and steps at First Floor central hallway as required to meet new elevator.						
wood platform with step @ first floor	57	SF	50.00	\$ 2,850		
3 Provide 1 hour fire partition / smoke barrier along in Annex adjacent to elevator Lobby, from the floor to the underside of the floor deck above at all three levels, continuously.						
CMU wall - 12" th - 3 levels	1,860	SF	20.00	\$ 37,200		
4 Existing wall at Lower Level separating Church and Annex shall be required to meet a 1 hour fire partition /smoke barrier rating, extending from the floor to the underside of the floor deck above.						
CMU wall infill - 12" th	230	SF	20.00	\$ 4,600		
5 Existing wall at Lower Level separating Town Hall assembly area and stair access shall be required to meet a 1 hour fire partition / smoke barrier rating, extending from the floor to the underside of the floor deck above.						
upgrade existing wall	380	SF	7.50	\$ 2,850		
6a Provide reconfiguration of some bathrooms for ADA compliance & bathroom renovations throughout.						
gyp board wall lower level	610	SF	12.00	\$ 7,320		
gyp board wall first level	420	SF	12.00	\$ 5,040		
gyp board wall second level	420	SF	12.00	\$ 5,040		
6b Provide one hour fire rating above doors at stairs						
transoms	54	SF	12.00	\$ 648		
7 Provide reconfigurations of hallways/stair enclosures in some locations to accommodate areas of refuge as accessible means of egress.						
gyp board wall lower level	400	SF	12.00	\$ 4,800		
gyp board wall first level	120	SF	12.00	\$ 1,440		
gyp board wall second level	60	SF	12.00	\$ 720		
8 Provide ADA compliant ramp at Church Auditorium including compliant railings. Modify pews as required.						
ramp - rise 22" over length	66	SF	50.00	\$ 3,300		
railing	44	LF	80.00	\$ 3,520		
modify one pew	1	EA	450.00	\$ 450		
9 Provide for the removal and replacement of interior corridor doors throughout to meet fire separation rating requirements						
single fire doors w/frame and hardware	25	EA	1,150.00	\$ 28,750		
single fire doors w/frame and hardware - Church - Phase 2	5	EA	1,150.00	\$ 5,750	\$ 5,750	
double fire doors w/frame and hardware	9	EA	1,800.00	\$ 16,200		
double fire doors w/frame and hardware - Church - Phase 2	5	EA	1,800.00	\$ 9,000	\$ 9,000	
10 Lower Level bathrooms underneath front Church stoop, and right side Church entry stoop are recommended to be abandoned due to location under apparently un-waterproofed portico and stoop floor.						
infill at toilet - CMU wall - 12" th	63	SF	20.00	\$ 1,260		
11 Provide new interior build-out at all three levels as indicated. Patch and repair areas where existing partitions are removed.						

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DESCRIPTION	QTY	UNIT	RATE	100%	Phase 2	Alt 1
<b>metalwork</b>						
replace railings at stairs & landings	200	LF	150.00	\$ 30,000		
<b>doors</b>						
single doors w/hardware and frame - partition walls	25	EA	1,150.00	\$ 28,750		
double doors w/hardware and frame - partition walls	2	EA	1,450.00	\$ 2,900		
<b>walls</b>						
demolish partition walls & doors	2,000	SF	2.00	\$ 4,000		
demolish wall paneling	11,670	SF	1.00	\$ 11,670		
partition walls incl base	4,420	SF	12.00	\$ 53,040		
toilet cubicles w/doors at toilets	14	EA	600.00	\$ 8,400		
<b>wall finishes</b>						
partition walls - paint	8,840	SF	1.00	\$ 8,840		
furring to perimeter walls @ Annex/Church bst - paint	11,670	SF	1.00	\$ 11,670		
furring to perimeter walls @ Church - paint - Phase 2	5,932	SF	1.00	\$ 5,932	\$ 5,932	
toilet walls - ceramic tile	2,142	SF	12.00	\$ 25,704		
existing walls - paint	17,811	SF	1.00	\$ 17,811		
<b>ceilings</b>						
suspended ceiling	15,410	SF	5.00	\$ 77,050		
Church vestibule - suspended ceiling - Phase 2	537	SF	5.00	\$ 2,685	\$ 2,685	
suspended ceiling to Church offices/corr - Phase 2	1,173	SF	5.00	\$ 5,865	\$ 5,865	
vaulted GWB ceiling up to 20' high to Church area - Phase 2	4,680	SF	25.00	\$ 117,000	\$ 117,000	
<b>ceiling finishes</b>						
closed cell foam to sloping ceiling @ Annex - paint	786	SF	1.25	\$ 983		
vaulted ceiling to Church area paint - Phase 2	4,680	SF	1.50	\$ 7,020	\$ 7,020	
stairs/storage - paint	1,424	SF	1.25	\$ 1,780		
<b>floors</b>						
carpet - throughout	15,410	SF	4.00	\$ 61,640		
vct at stairs/storage	1,424	SF	5.00	\$ 7,120		
carpet - Church vestibule - Phase 2	537	SF	4.00	\$ 2,148	\$ 2,148	
carpet - Church offices/corridor - Phase 2	1,173	SF	4.00	\$ 4,692	\$ 4,692	
carpet - Church sanctuary - Phase 2	4,131	SF	4.00	\$ 16,524	\$ 16,524	
<b>furnishings</b>						
police and public works lockers - metal - 6' high	24	EA	375.00	\$ 9,000		
police and public works benches - metal - 6' long	3	EA	325.00	\$ 975		
toilet roll holders	21	EA	55.00	\$ 1,155		
soap dispensers	17	EA	85.00	\$ 1,445		
mirrors 24 x 36"	17	EA	230.00	\$ 3,910		
hand dryers	9	EA	645.00	\$ 5,805		
hand grab sets ADA	4	EA	450.00	\$ 1,800		
signage - general	26,000	SF	0.50	\$ 13,000		

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DESCRIPTION	QTY	UNIT	RATE	100%	Phase 2	Alt 1
<b>4 BUILDING SYSTEMS</b>						
1 Installation of building wide automatic sprinkler system and fire suppression system for Existing Kitchen.						
upgrade water supply to 6" - allowance pending further investigation	1	LS	25,000.00	\$ 25,000		
sprinkler system to Annex/Church basement	20,800	SF	7.50	\$ 156,000		
sprinkler system to Church Phase 2	5,200	SF	7.50	\$ 39,000		
fire extinguishers, wall mounted	24	EA	100.00	\$ 2,400		
fire extinguishers, cabinet	6	EA	350.00	\$ 2,100		
2 Installation of building wide fire alarm system.						
fire alarm system to Annex/Church basement	20,800	SF	3.50	\$ 72,800		
fire alarm system to Church Phase 2	5,200	SF	3.50	\$ 18,200	\$ 18,200	
3a Replacement of all mechanical equipment and systems in both the Church and the Annex.						
HVAC system to Annex/Church basement	20,800	SF	60.00	\$ 1,248,000		
HVAC system to Church Phase 2	5,200	SF	60.00	\$ 312,000	\$ 312,000	
3b Replacement of all plumbing equipment and systems incl fixtures/partitions in both the Church and the Annex.						
plumbing system to Annex/Church basement	20,800	SF	14.60	\$ 303,680		
plumbing system to Church Phase 2	5,200	SF	14.60	\$ 75,920	\$ 75,920	
4 New commercial vent hood with make-up air provisions at Kitchen.						
Fire suppression to kitchen range - alternate 1	1	LS	1,500.00	\$ 1,500		\$1,500
vent hood complete - alternate 1	1	LS	17,200.00	\$ 17,200		\$17,200
5 Provide grease interceptor at Kitchen.						
grease trap complete	1	LS	7,500.00	\$ 7,500		\$7,500
6 Existing conditions of all underground water, sewer, and storm water should be verified as they have served the building for more than 60 years.						
work to existing sewers - allowance pending investigation	1	LS	10,000.00	\$ 10,000		
7 Upgrade electric service and replace entire electric distribution system and all panels.						
upgrade electrical supply to 1200A - allowance pending further investigation	1	LS	75,000.00	\$ 75,000		
electrical distribution system to Annex/Church basement	20,800	SF	7.00	\$ 145,600		
electrical distribution system to Church Phase 2	5,200	SF	7.00	\$ 36,400	\$ 36,400	
8 Replace Fire Alarm and Emergency Power Systems to meet current codes, as well as emergency lighting and exit signage						
emergency power system to Annex/Church basement	20,800	SF	2.00	\$ 41,600		
emergency power system to Church Phase 2	5,200	SF	2.00	\$ 10,400	\$ 10,400	
9 Rewire and replace all existing receptacles throughout the Church and Annex, and supplement with new at new build-out areas.						
receptacle systems to Annex/Church basement	20,800	SF	7.00	\$ 145,600		
receptacle system to Church Phase 2	5,200	SF	7.00	\$ 36,400	\$ 36,400	
10 Rewire and replace all existing lighting fixtures and controls throughout the Church and Annex, and supplement with new at new build-out areas.						
lighting systems to Annex/Church basement	20,800	SF	15.00	\$ 312,000		
lighting system to Church Phase 2	5,200	SF	15.00	\$ 78,000	\$ 78,000	
11 Provide emergency electric generator system (for CERT, shelter and platform lifts).						
emergency generator	1	LS	75,000.00	\$ 75,000		
12 Provide two-way communication system between each area of refuge and a central location incl Wi-Fi						
two-way communication system	26,000	SF	1.00	\$ 26,000		

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<b>5 HAZMAT REMOVAL</b>						
hazmat removal Annex/Church basement	1	LS	136,200.00	\$ 136,200		
hazmat removal phase 2 - church & offices	1	LS	63,800.00	\$ 63,800	\$ 63,800	
<b>6 SUMMARY</b>						
			<b>Sub-total</b>	<b>\$ 5,018,312</b>	<b>\$ 962,363</b>	<b>\$26,200</b>
			<b>GC &amp; OH&amp;P</b>	<b>add 21.00%</b>	<b>\$ 1,053,846</b>	<b>\$ 202,096</b>
				<b>\$ 6,072,158</b>	<b>\$ 1,164,459</b>	<b>\$31,702</b>
			<b>Design Contingency</b>	<b>add 10.00%</b>	<b>\$ 607,216</b>	<b>\$ 116,446</b>
				<b>\$ 6,679,374</b>	<b>\$ 1,280,904</b>	<b>\$34,872</b>
			<b>Escalation</b>	<b>add 4.00%</b>	<b>\$ 267,175</b>	<b>\$ 51,236</b>
				<b>\$ 6,946,549</b>	<b>\$ 1,332,141</b>	<b>\$36,267</b>
<b>ESTIMATED CONSTRUCTION COSTS</b>			<b>Total</b>	<b>\$ 6,946,549</b>	<b>\$ 1,332,141</b>	<b>\$36,267</b>
<b>PROJECT COSTS</b>						
A& E fees (confirmed by Architect)		add	7.00%	\$ 467,556		
Hazmat fees (confirmed by Architect)			LS	\$ 85,000		
Building permits		add	3.00%	\$ 200,381		
<b>ESTIMATED PROJECT COSTS</b>				<b>\$ 752,937</b>		