

Capital Renovation Plan Costs Worksheet

AS OF:

17-Jul-13

GROUP	Items	Quantity	Unit	Itemized Cost (\$)		Total Cost (\$)		Variance	Comment
				Estimated	Actual	Estimated	Actual		
Clubhouse - Realistic Builders									
1	Base Proposal (1/2/2013)	1	LS	195,000.00	214,139.86	195,000.00	214,139.86	19,139.86	Original approved cost vs. RB 14 MAR 2013 proposal Includes Est. 61
						195,000.00	214,139.86	19,139.86	
Deck - American Deck & Patio									
2	Item 1 & 2: Entrance, Ramp, & Main Deck	1	LS	34,489.00	28,159.00	34,489.00	28,159.00	(6,330.00)	
	Item 3: Back Deck	1	LS	3,440.00	3,680.00	3,440.00	3,680.00	240.00	
	Item 4: Stairs	1	LS	2,450.00	1,700.00	2,450.00	1,700.00	(750.00)	
	Item 5: Option 1--Expanded Deck	1	LS	11,170.00	9,680.00	11,170.00	9,680.00	(1,490.00)	
	Item 7: Demolition, Remove & Dispose of Existing Material	1	LS	1,750.00	971.00	1,750.00	971.00	(779.00)	
					53,299.00	44,190.00	(9,109.00)	Fine Decks as basis	
Fence - Mid-Atlantic									
3	Base Proposal	1	LS	15,030.00	15,950.00	15,030.00	15,950.00	920.00	Includes 5' gate
						15,030.00	15,950.00	(920.00)	
Tennis Court - Chesapeake Courts									
4	Base Proposal	1	LS	30,050.00	30,800.00	30,050.00	30,800.00	750.00	
						30,050.00	30,800.00	750.00	
Tile & Carpet - Ultimate Flooring									
5								0.00	
						0.00	0.00	0.00	
Kitchen / Bath (Furnish Only - Allowance)									
6	Kitchen Cabinets -- Complete	1	EA	7,500.00	6,237.40	7,500.00	6,237.40	(1,262.60)	STAR KITCHENS Quote dated 20 MAR 2013
	Kitchen Counter-Granite --	51	SF	39.00	39.00	1,989.00	1,989.00	0.00	
	Cabinet Door Hardware	1	LS		350.00	0.00	350.00	350.00	
	Kitchen Appliances -- Refrigerator	1	EA	1,200.00	900.00	1,200.00	900.00	(300.00)	
	Kitchen Appliances -- Stove/Oven	1	EA	650.00	650.00	650.00	650.00	0.00	
	Kitchen Appliances -- Microwave w/ hood	1	EA	260.00	260.00	260.00	260.00	0.00	
	Kitchen Appliances -- Dishwasher	1	EA	430.00	430.00	430.00	430.00	0.00	
	Kitchen Appliances -- Disposal	1	EA	150.00	150.00	150.00	150.00	0.00	
	Locker Room Granite	27	SF	39.00	39.00	1,053.00	1,053.00	0.00	Discount
	Upstairs Men's -- Storage Unit	1	EA	150.00		150.00	0.00	(150.00)	To be purchased
	Upstairs Women's -- Storage Unit	1	EA	150.00		150.00	0.00	(150.00)	To be purchased
Locker Room Granite Install	1	LS	1,200.00	1,200.00	1,200.00	1,200.00	0.00		
					13,382.00	12,019.40	(1,512.60)		

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7	Landscaping--Walnut Hill (\$5K Irrig. Allowance)								
	Phase I	1	LS	12,000.00	11,866.83	12,000.00	11,866.83	(133.17)	
	Phase II	1	LS	5,000.00	4,702.04	5,000.00	4,702.04	(297.96)	
	Phase III	1	LS	3,000.00	0.00	3,000.00	0.00	(3,000.00)	Recommend defer
	Irrigation - ATL Irrig.	1	LS		1,053.53	0.00	1,053.53	1,053.53	
	Irrigation - Walnut Hill	1	LS	5,000.00	3,543.00	5,000.00	3,543.00	(1,457.00)	
	Credit -- WH Previous work	1	LS		-1,802.33	0.00	-1,802.33	(1,802.33)	
					25,000.00		19,363.07	(5,636.93)	
8	Exterior Lighting (Pool / Deck)								
	Base Allowance (RBI/COOK Change Order #6)	9	EA	350.00	333.89	3,150.00	3,005.01	(144.99)	incl. OH
						3,150.00		3,005.01	(144.99)
9	Clubhouse - Amenities								
	Base Allowance (Flat screen/new audio at pool deck/outdoor speakers for expanded deck)	1	LS			0.00	0.00	0.00	Estimate Only--Recommend defer
						0.00		0.00	0.00
10	Invasive Vine								
	Analysis & Plan	1	EA	1,000.00	950.00	1,000.00	950.00	(50.00)	
	Area Eradication - 2013	1	EA	5,500.00	5,800.00	5,500.00	5,800.00	300.00	2/4 treatments in 2013 will cut cost by 50%
	Area Eradication - 2014	1	EA	3,500.00	3,250.00	3,500.00	3,250.00	(250.00)	Recommend defer
	Area Eradication - 2015	1	EA		0.00	0.00	0.00	0.00	Recommend defer
					10,000.00		10,000.00	250.00	
						0.00	0.00	0.00	
						0.00		0.00	0.00
CM	Construction Management - ABS (15 WK Basis)								
	Principal	40	HR	210.00	44.70	8,400.00	9,387.00	987.00	Through Inv. #5
	Proj. Arch.	15	HR	120.00	17.00	1,800.00	2,040.00		
	D. Wallace	10	HR	150.00	7.50	1,500.00	1,125.00	(375.00)	Through 28 JUN 2013
	Total CM HRS	65	Avg./Hr	180.00		11,700.00		12,552.00	852.00
								0.00	
	Subtotal (Approved / Actual Renovation Budget)	\$370,963.00			To Date:	356,611.00		362,019.34	7,502.94

GROUP	Items	Quantity	Unit	Itemized Cost (\$)		Total Cost (\$)		Variance	Comment	
				Estimated	Actual	Estimated	Actual			+ / (-)
GRP. REF	Contingency Items									
4	Ches. Courts--Root Removal (Approved)	1	LS	0.00	2,100.00	0.00	2,100.00	2,100.00	Committed cost	
4	Change Order - Ches. Courts - Add'l Sitework / Landscaping	1	LS	500.00	500.00	500.00	500.00	0.00	Allowance for furniture/lock	
4	Change Order - Ches. Courts - Add'l Paving	1	LS	0.00	750.00	0.00	750.00	750.00	Add'l quantity	
2	Clemens--Permit Work (Approved)	1	LS	0.00	1,235.00	0.00	1,235.00	1,235.00	Expanded Deck	
1	Change Order - T&M for Rot Investigation/1	1	EA	5,000.00	5,494.28	5,000.00	5,494.28	494.28	Incl. labor & OH	
1	Change Order - T&M for Rot Investigation/2	1	EA	5,000.00	5,579.69	5,000.00	5,579.69	579.69	Incl. labor & OH	
1	Change Order - RBI - Upstairs Framing	1	LS	0.00	11,620.00	0.00	11,620.00	11,620.00	Incl. labor & OH	
1	Change Order - RBI - Back Deck Framing	1	LS	0.00	8,590.00	0.00	8,590.00	8,590.00	Incl. labor & OH	
1	Change Order - RBI/Wimbish -Add'l Masonry for Exterior	1	LS	0.00	3,800.00	0.00	3,800.00	3,800.00	Incl. labor & OH	
1	Change Order - Additional Backsplash -- Kitchen Rear Wall	1	LS	400.00	400.00	400.00	400.00	0.00	Incl. labor & OH	
1	Change Order -- Additional Plumbing Fixture work (ADA)	1	LS	1,000.00	816.00	1,000.00	816.00	(184.00)	Incl. labor & OH	
1	Change Order - T&M for ADA plumbing work in lockers	1	LS	5,000.00	5,200.00	5,000.00	5,200.00	200.00	Incl. labor & OH	
1	Change Order - RBI/Wimbish - Additional Painting for Exterior Rail	1	LS	1,800.00	2,200.00	1,800.00	2,200.00	400.00	Incl. labor & OH	
1	Change Order - RBI/Heidler - 3 addendum to base quote	1	LS	2,500.00	2,300.00	2,500.00	2,300.00	(200.00)	Incl. labor & OH	
1	Change Order - RBI/Wimbish - Additional Stucco work	1	LS	750.00	750.00	750.00	750.00	0.00	Incl. labor & OH	
1	Change Order - ADA Partitions in Locker Rooms	2	LS	1,500.00	1,896.11	3,000.00	3,792.22	792.22	Incl. labor & OH	
8	Upgrade - Exterior Pole Fixtures	9	EA	500.00	275.00	4,500.00	2,475.00	(2,025.00)	incl. OH	
7	Change Order - RBI/Cook - Lower Level Exterior Lights	13	EA	500.00	450.00	6,500.00	5,850.00	(650.00)	Upgrade & Additional 2 at Grill Area	
1	Change Order - RBI/Cook - changes 2 & 3	1	LS		665.00		665.00		Grill lights & switch	
6	Change Order - RBI - Bath appurtenances	1	LS	250.00	350.00	250.00	350.00	100.00	Toilet paper holders, towel racks, etc.	
3	Change Order - MAD - Add'l Fence under steps	1	EA	0.00	530.00	0.00	530.00	530.00	Add'l quantity	
6	Change Order - RBI - SS Brackets for Locker Room counters	1	LS	400.00	701.50	400.00	701.50	301.50	Incl. labor & OH	
6	Change Order - RBI - Shower Benches (ADA friendly)	2	LS	300.00	567.90	600.00	1,135.80	535.80	Incl. labor & OH	
1	Change Order - RBI - Exterior Drywall for Exp. Deck	1	LS	300.00	250.00	300.00	250.00	(50.00)	Incl. labor & OH	
1	Change Order - RBI - ADA Hardware (Furnish/Install)	1	LS	250.00	471.50	250.00	471.50	221.50	Incl. labor & OH	
1	Change Order - RBI/Carpetbagger - New vinyl in closet	1	EA	250.00	460.00	250.00	460.00	210.00	Incl. labor & OH	
1	Change Order - RBI - Exp. Deck Trim & Wainscotting	1	LS	1,000.00	1,831.27	1,000.00	1,831.27	831.27	Incl. labor & OH	
1	Change Order - RBI - Add'l Key Costs	1	LS		2,383.99	0.00	2,383.99	2,383.99	ADA levers / FM requirements	
1	Change Order - RBI - Carp. For exterior BLDG. light mounts	1	LS	600.00	1,282.25	600.00	1,282.25	682.25	Incl. labor & OH	
1	Change Order - RBI - Re-set Emerg. Lights	1	LS	500.00	812.92	500.00	812.92	312.92	Incl. labor & OH	
1	Change Order - RBI/Cook - Changes 4,5 & 7	1	LS	4,000.00	4,110.10	4,000.00	4,110.10	110.10	Incl. labor & OH	
1	Change Order - RBI/JLB - upgrades per 26 JUN email	1	LS	1,000.00	1,535.25	1,000.00	1,535.25	535.25	Incl. labor & OH	
1	Change Order - RBI/Cook- Relocate Exit lights	1	LS	200.00	349.60	200.00	349.60	149.60	Pending	
1	Change Order - RBI/Shaws Welding - Panic Bar Panels	1	LS	250.00	274.28	250.00	274.28	24.28	Pending	
1	Change Order - RBI/Baldino Lock - Panic Bars	1	LS	0.00	1,461.91	0.00	1,461.91	1,461.91	Pending	
1	Change Order - RBI/Elite Flooring	1	LS	400.00	1,196.00	400.00	1,196.00	796.00	Pending	
1	Change Order - RBI - Panic Bar Install L/OH	1	LS	200.00	229.36		229.36		Pending	
1	Change Order - RBI - Weatherstrip L/M/OH	1	LS		387.79	0.00	387.79	387.79	Pending	
1	Donation - McGeady - Go To Meeting link	3	EA	49.00	0.00	147.00	0.00	(147.00)	Donation	
X	Credit from RBI - Adjustments to CO 2 & CO 3	1	LS		-5,000.00		-5,000.00		Adjustments	

GROUP	Items	Quantity	Unit	Itemized Cost (\$)		Total Cost (\$)		Variance	Comment
				Estimated	Actual	Estimated	Actual		
		1				0.00	0.00	0.00	
	Subtotal-Contingency (Approved / Estimate / Actual)	55,644.00				46,097.00	78,870.71	32,773.71	
				(Budget - Est.)					
Total (Approved CAPEX Budget + Contingency /Est. / Actual)				426,607.00		402,708.00		440,890.05	23,899.00
				% of Budget Committed to Date:		103.35%			
				Budget Remaining:		\$(14,283.05)			
				Contingency % Remaining:		-41.74%			
				Contingency \$ Remaining:		\$(23,226.71)			

Contingency Analysis			
Total Project Contingency		55,644.00	
Contingency spent prior to starting clubhouse	5,887.33		10.58%
Contingency available at start of clubhouse (\$ / %)	49,756.67		89.42%
Cost of Rot Structural Repairs	35,833.97		64.40%
Cost of ADA-Friendly Improvements	11,251.51		20.22%
Contingency \$\$ required by structural/ ADA / Code (\$ / %)	47,085.48		84.62%
Contingency available for remainder of project @ 15 JUN 2013	2,671.19		4.80%
Building Insp. / Fire Marshal inspection requirements	3,604.87		6.48%