

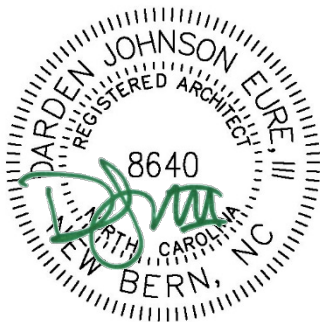


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# Stanley White Recreation Center

## Hurricane Florence

### Damage Restoration Evaluation



October 15, 2019



In September 2018, the City of New Bern Stanley White Recreation Center sustained substantial damage caused by Hurricane Florence. In February 2019, MBF Architects was retained to assess the damaged building, identify damaged elements and develop a cost opinion to repair and restore the building to its pre-storm condition. Additionally, MBF Architects was tasked with developing a replacement cost estimate for a new recreation center building of the same size, with the same design, elevated above the flood plain and on the same site. As a result of FEMA's evaluation of this work, MBF Architects was directed to provide additional detail for addressing differential foundation settlement and elevating the building above the flood plain as it relates to the probable cost of building repairs. Continued evaluation by FEMA resulted in a directive to MBF Architects to remove detail pertaining to differential settlement from repair estimates while retaining line items describing compliance with codes and ordinances. Ardurra Group/CTT Engineering assisted MBF Architects in this effort.

## Scope of Work

The scope of work for the Stanley White Recreation Center evaluation consists of two assessments.

### **Develop Estimates for a Replacement Stanley White Recreation Center Building**

1. Prepare and certify the cost to demolish the existing building.
2. Prepare and certify the cost to construct a new building including site work and other associated costs that meets current codes, ordinances and regulations.

### **Estimate Damages to Repair Stanley White Recreation Center Building**

1. Reconcile two building estimates prepared by different insurance adjusters.
2. Identify scope and cost differences.
3. Compare the scope of work for building damages to identify missed items in the two estimates and identify any cost items in the estimates believed to be in error.
4. Prepare an estimate of the costs for the missing items using RS Means estimating data.
5. Prepare a report detailing the review performed for items 1, 2, 3 and 4.
6. Certify the cost to repair differential foundation settlement and add to the initial repair estimate previously compiled.
7. Certify the cost to elevate the building above the flood plain and add to the initial repair estimate previously compiled.
8. Remove cost relative to differential settlement, certify the cost to elevate the building above the flood plain and add to the initial repair estimate previously compiled.

## Stanley White Recreation Center Description

The Stanley White Recreation Center is a conventional load bearing masonry building erected upon a shallow foundation system with concrete slab on grade of approximately 18,057 square feet. The facility consists of a single story. Exterior walls are brick veneer with concrete masonry unit backup. Roofing is a low sloped, built up system. The main entry has a barrel shaped canopy with standing seam metal roofing. Interior work consists of load bearing masonry partition walls and interior finishes typical of commercial building types. Plumbing distribution supports typical commercial toilet and locker room facilities. Utility service originates from the Chapman Street right of way via water, sewer and natural gas infrastructure. Mechanical distribution delivers conditioned air via eight single zoned, gas pack units with cooling coils. Two units are accessible from grade with the remaining units being rooftop mounted equipment. Electrical service consists of an 800 amp Main Distribution Panel with 120/208 volt, three phase, four wire distribution. Utility service originates from the Chapman Street right of way via underground primary to an onsite transformer.

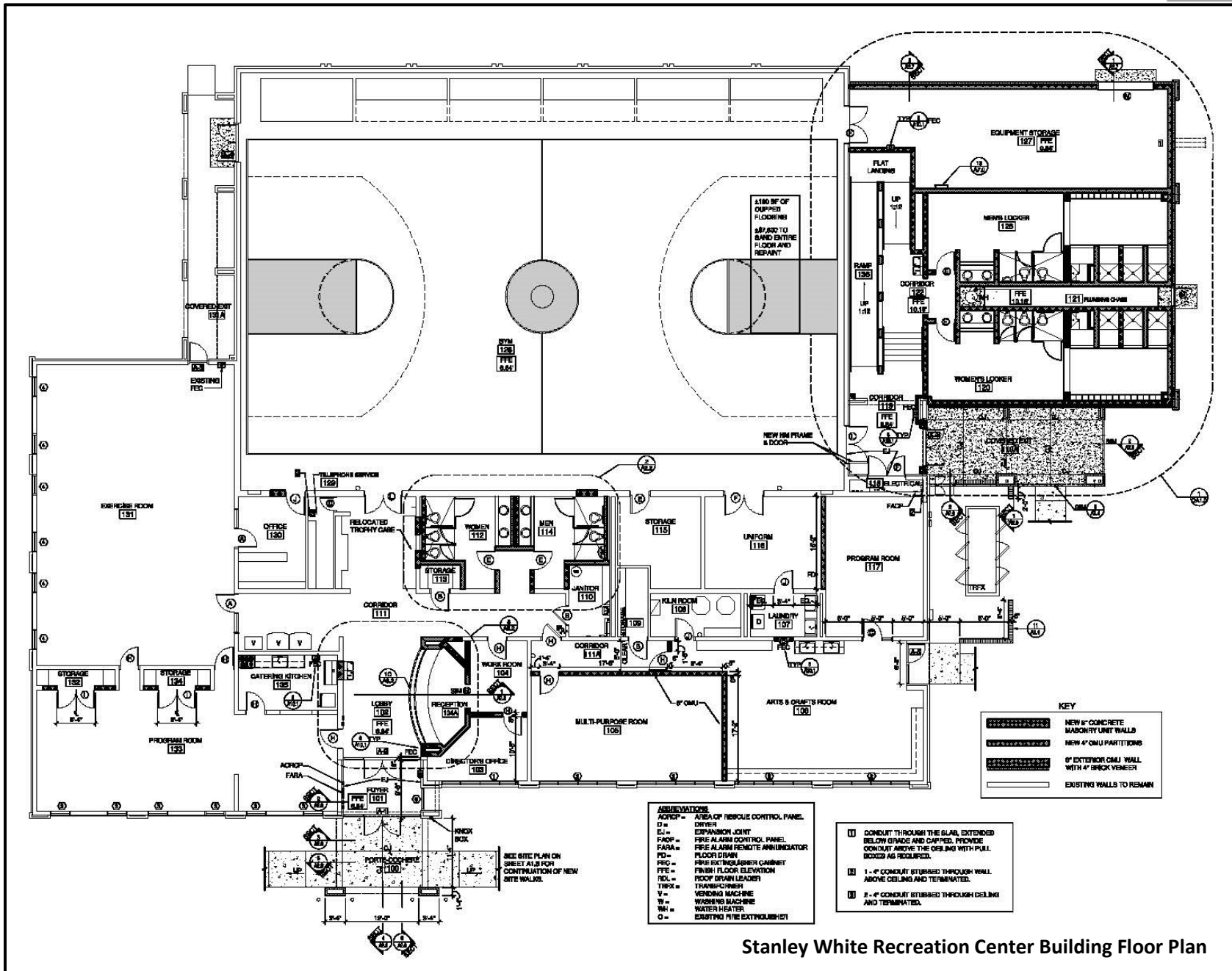
Recreation center programming includes a gym with bleacher seating, equipment storage and locker rooms that support athletics, after school programs and community gathering events. These facilities are accompanied by five program spaces accommodating activities requiring exercise equipment, arts and crafts, computer lab and multipurpose uses.

A site plan of the Stanley White Recreation Center complex and a floor plan of the main building are provided on the following pages.



**Stanley White Recreation Center Site Plan**





# Replacement Estimate

## Replacement Estimate

A cost estimate has been developed for building replacement. The present building has a base flood elevation of about 6.0 feet in compliance with ordinances prevailing at the time of its circa 1975 construction. The finish floor elevation is about 4.0 feet below the base flood elevation required by FEMA, the North Carolina Coastal Area Management Act and City of New Bern ordinances. Estimates include costs of providing fill and foundation elements that elevate the replacement building to a 10.0 foot base flood elevation and reconstruct the Stanley White Recreation Center with the design and footprint as it was before. The replacement building accounts for current construction standards, building code and ordinance compliance.

A separate estimate has been prepared for demolition of the damaged Stanley White Recreation Center.

Code and ordinance deficiencies addressed in the replacement cost are:

1. The building footprint and appurtenant utilities such as grade accessed mechanical equipment and electrical transformer are elevated, locating critical infrastructure elements above the regulatory flood plain. As such, the replacement building anticipates approximately four feet of imported sand fill generally confined to the footprint perimeter.
2. Load bearing masonry walls are observed to have settlement cracks in multiple locations. Interviews with personnel familiar with the history of the Stanley White Recreation Center have confirmed that the presence of these types of deficiencies are more apparent and numerous since the flooding. The building has shallow foundations supported on what appears to be clayey sands and sand clay soil mixtures. These types of masonry fractures are characteristic of differential foundation settlement, or intermittent supporting soils movement. Experience tells us that clayey sands and sand clay soil mixtures are moisture sensitive, and we believe it likely that supporting soils swelled when saturated during flooding, and then contracted as the water table dropped and soils drained to a more normal moisture content. As such, the replacement building anticipates a foundation of wood pilings and grade beams, which is the appropriate structural system standard for moisture sensitive supporting soils.
3. The Stanley White Recreation Center is classified as a combination Group A-3, community hall use, and Group A-4, gymnasium use, of Type IIIB construction with an Assembly Occupancy. The facility accommodates approximately 560 persons. It was constructed without an automatic sprinkler system in compliance with codes prevailing at the time. The 2018 North Carolina State Building Code requires that Group A-3 and Group A-4 occupancies with an occupant load exceeding 300 persons have automatic sprinkler systems. As such, the replacement building anticipates an automatic sprinkler system for the entirety of the footprint.
4. Approximately half of the parking area is elevated, easing the transition from a finish floor elevation above the regulatory flood plain downward to accessible parking. Terracing the grade minimizes the number of steps, or risers, and shortens the length of accessible ramps. Terracing also creates positive surface drainage away from building foundations, minimizing the potential for differential settlement. As such, the replacement building anticipates approximately two feet of imported sand fill generally confined to the parking tier closest to the building.
5. Approximately half of the parking area accommodates angled parking with a usable stall depth less than fifteen feet in length. City of New Bern ordinance requires a minimum usable parking stall depth of eighteen feet. Stall enlargement results in expansion of the parking area; however, insufficient land is available at the south property line. As such, the replacement building anticipates adding approximately twenty feet of parking tier width at the adjoining property line to accommodate parking stall and vehicle circulation dimensions required by ordinance, and shifting contiguous constructions accordingly twenty feet to the north, including the baseball diamond illustrated.

6. The Stanley White Recreation Center was constructed without stormwater runoff management infrastructure in compliance with codes prevailing at the time. The North Carolina Department of Environmental Quality and North Carolina Coastal Area Management Act currently require the capture and management of the first two inches of stormwater for improvements that create more than 10,000 square feet of disturbed soils and impervious surfaces. Stormwater ponds are best located at the lowest grade relative to the site, and must have an overflow outlet at a high elevation relative to offsite infrastructure to maintain gravity drainage. The stormwater pond location meeting these requirements displaces two personal fitness areas. As such, the replacement building anticipates construction of stormwater facilities with drainage piping that relocates the fitness areas and appurtenant graveled walking path to the northeast of the stormwater pond.

The estimated cost to demolish the Stanley White Recreation Center is \$628,101. A detailed, itemized breakdown of the estimate is attached to this report.

The estimated cost of a Stanley White Recreation Center replacement building is \$7,378,548. A detailed, itemized breakdown of the estimate is attached to this report.





**Replacement Stanley White Recreation Center Site Plan**

**Hurricane Florence Disaster Recovery Assessment**  
**City of New Bern**  
New Bern, Craven County

**MBF Architects, P.A.**  
MBFA No: 1907

**Cost Estimate 1**

**Stanley White Recreation Center Demolition Cost**

May 3, 2019

Gross Area, Total	18,057	SF	AC	Acres
Area of Basement, Exist	0	SF	AL	Allowance
Area of First Floor, New	0	SF	CF	Cubic Feet
Area of First Floor, Exist	18,057	SF	CY	Cubic Yards
Area of Second Flr, New	0	SF	EA	Each
Area of Second Floor, Ex	0	SF	FL	Flight of Stairs
Area of Third Floor, New	0	SF	FX	Fixture
Area of Third Floor, Exist	0	SF	LF	Linear Feet
New Footprint Perimeter	0	LF	LS	Lump Sum
Lug Footer	0	LF	MH	Manhour
Strip Footer	0	LF	MO	Month
New Partition Strip Footer	0	LF	SF	Square Feet
New Foundation Wall	0	LF	ST	Stall
Foundation Wall Ht to FF	0	LF	SY	Square Yard
Basement Wall FI to FI Ht	0	LF	TN	Ton
New Column Spread Footers	0	EA		
Existing Exterior Walls to Remain	0	LF		
Exterior Stud Wall	0	LF		
Exterior Masonry Wall	0	LF		
Exterior Wall Demolition	623	LF		
Existing Interior Walls to Remain	0	LF		
Interior Stud Wall	0	LF		
Interior Masonry Wall	0	LF		
Interior Wall Demolition	1,669	LF		
New Exterior Walls	0	LF		
Exterior Stud Wall	0	LF		
Exterior Masonry Wall	0	LF		
New Interior Walls	0	LF		
Interior Stud Partition	0	LF		
1 Hour Stud Partition	0	LF		
2 Hour Stud Partition	0	LF		
Interior Masonry Partition	0	LF		
Interior Masonry to Deck	0	LF		
Eave Height	15	LF		
Parapet Height	3	LF		
Typ Floor to Floor Height	15	LF		
Interior Partition Height	15	LF		
Floor to Floor Height, Basement	0	LF		
New Roof Area	0	SF		
Existing Roof Area	18,057	SF		
New Roof Overhang & Soffit	0	LF		
Existing Roof Overhang & Soffit	88	LF		
New Parapet Coping	0	LF		
Existing Parapet Coping Replacement	0	LF		
New Gross Window Area	0	SF		
Existing Windows to Remain	0	SF		
New Doors	0	EA		
Existing Doors to Remain	0	EA		
Parking Stalls	82	EA		
Construction Limits	1.74	AC		
Property Acreage	16	AC		

Duration of Construction      2      Months  
Target Base Construct Cost      \$450,000

Potential Tenant: Demolish Current Recreation Center  
Development Concept: Remove Foundations and Furnish a Clean Site

**Advance Planning**  
(AP, SD, DD, CD or BN)

Section	Description	Qty	Unit	Cost per Unit	Extension	Ck'd
GR	Equip Rental & Tools at \$1,150 per \$100,000	1	AL	\$5,175.00	\$5,175	
GR	Toilet Facilities (Construction Duration)	2	MO	\$100.00	\$200	
GR	Mobilization at \$584 per \$100,000	1	AL	\$2,628.00	\$2,628	
GR	Demobilization at \$584 per \$100,000	1	AL	\$2,628.00	\$2,628	
GR	Demo Debris Removal at \$8,430 per \$100,000	1	AL	\$37,935.00	\$37,935	
GR	Contract Closeout at \$100 per \$100,000	1	AL	\$450.00	\$450	
GR	Superintendent (Construction Duration)	2	MO	\$5,300.00	\$10,600	
01 50 10	Silt Fencing	480	LF	\$6.98	\$3,350	
01 50 10	Temp Seed & Mulch Construction Limits (Dress Grading)	6,415	SY	\$0.27	\$1,732	
01 50 10	Gravel Construction Entrance	19	CY	\$52.63	\$1,000	
01 73 00	Exterior Demolition, Remove Light Poles	8	EA	\$1,090.50	\$8,724	
01 73 00	Exterior Demolition, Asphalt	4,356	SF	\$1.63	\$7,100	
01 73 00	Exterior Demolition, Demolish Curb	1,270	SF	\$10.00	\$12,700	
01 73 00	Exterior Demolition, Remove Heating & Air Equip	8	EA	\$50.00	\$400	
02 42 00	Building Demolition	18,057	SF	\$10.00	\$180,570	
02 42 00	Demolish Lug Footings, 1.7 SF X-Sec	47	LF	\$10.00	\$470	
02 42 00	Demolish Concrete Footings, 2'-2" Wide	1,817	LF	\$17.25	\$31,343	
02 42 00	Tip Fees, \$36.40/TN, 10 CY Dump, 1.5 Tons/CY, 1 Load per 200 SF	90	EA	\$546.00	\$49,296	
02 82 00	Air Monitoring	7,000	SF	\$0.70	\$4,900	
02 82 10	Asbestos Assessment	1	AL	\$5,000.00	\$5,000	
02 82 10	Asbestos Flooring Abatement	7,000	SF	\$5.96	\$41,720	
31 12 00	Site Prep, Demo Stripping ((AC x 43560 SF x 0.5 FT Depth)/27 CF))	1,404	CY	\$3.75	\$5,264	
31 12 00	Site Prep, Replacement Backfill to Original Grade (Stripping)	1,404	CY	\$18.00	\$25,265	
33 05 00	Sewer Plug, Demolition	1	LS	\$1,500.00	\$1,500	
			SF	\$24.36	\$439,950	
<b>Base Construction Cost</b>					<b>\$439,950</b>	
GC	General Conditions (Gross Area, Total)	18,057	SF	\$2.75	\$49,657	
GC	Building Permits at \$6 per \$1,000	1	AL	\$2,700.00	\$2,700	
GC	Safety & Security at 4.0%	1	AL	\$18,000	\$18,000	
<b>General Conditions</b>					<b>\$70,357</b>	
CC	Staging at 1.0%	1	AL	\$4,500	\$4,500	
<b>Construction Cost Contingencies</b>					<b>\$4,500</b>	
OHP	Overhead at 7.7%	1	AL	\$34,650.00	\$34,650	
OHP	Bond at 2.3%	1	AL	\$10,350.00	\$10,350	
OHP	Insurance at 0.6%	1	AL	\$2,700.00	\$2,700	
OHP	Profit at 3.3%	1	AL	\$14,850.00	\$14,850	
<b>General Contractor Overhead and Profit</b>					<b>\$62,550</b>	
MC	Cost Escalation to Construction Midpoint, 4.0% per Year	3	MO	0.003333333	\$4,500	
OR	Owner Reserve at 3.0% Change Orders	1	AL	\$13,500.00	\$13,500	
<b>Construction Cost</b>					<b>\$595,357</b>	
Fees	Architectural at 3.5%	1	AL	\$20,837.48	\$20,837	
Fees	Permitting at 1.0%	1	AL	\$5,953.57	\$5,954	
Fees	Inspections at 1.0%	1	AL	\$5,953.57	\$5,954	
<b>Project Management and Design Costs</b>					<b>\$32,745</b>	
<b>Opinion of Probable Cost, Project Budget</b>					<b>\$628,101</b>	



**Hurricane Florence Disaster Recovery Assessment**  
**City of New Bern**  
New Bern, Craven County

**MBF Architects, P.A.**  
MBFA No: 1907

**Cost Estimate 2**  
**Stanley White Recreation Center Replacement Cost**

April 30, 2019

Gross Area, Total	18,057	SF	AC	Acres	
Area of Basement	0	SF	AL	Allowance	
Area of First Floor	18,057	SF	CF	Cubic Feet	
Area of Second Floor	0	SF	CY	Cubic Yards	
Area of Third Floor	0	SF	EA	Each	
Footprint Perimeter	623	LF	FL	Flight of Stairs	
Lug Footer	47	LF	FX	Fixture	
Strip Footer	576	LF	LF	Linear Feet	
Partition Strip Footer	1,241	LF	LS	Lump Sum	
Foundation Wall	576	LF	MH	Manhour	
Foundation Wall Ht to FF	6	LF	MO	Month	
Basement Wall FI to FI Ht	0	LF	SF	Square Feet	
Column Spread Footers	0	EA	ST	Stall	
Exterior Walls	623	LF	SY	Square Yard	
Exterior Stud Wall	0	LF	TN	Ton	
Exterior Masonry Wall	623	LF			
Interior Walls	1,669	LF			
Interior Stud Partition	0	LF			
1 Hour Stud Partition	0	LF			
2 Hour Stud Partition	0	LF			
Interior Masonry Partition	0	LF			
Interior Masonry to Deck	1,669	LF			
Eave Height	15	LF			
Parapet Height	3	LF			
Typ Floor to Floor Height	15	LF			
Interior Partition Height	15	LF			
Floor to Floor Height, Basement	0	LF			
Gross Roof Area	18,057	SF			
Roof Overhang & Soffit	88	LF			
Parapet Coping	158	LF			
Gross Window Area	681	SF			
Doors	48	EA			
Parking Stalls	82	EA			
Construction Limits	6.4	AC			
Property Acreage	16	AC			
			Duration of Construction	12	Months
			Target Base Construct Cost	\$5,150,000	

Potential Tenant: Replace Current Recreation Center  
Development Concept: Elevate Building Above Flood Plain and Terrace back to Grade



**Advance Planning**  
(AP, SD, DD, CD or BN)

Section	Description	Qty	Unit	Cost per Unit	Extension	Ck'd
GR	Equip Rental & Tools at \$2,800 per \$100,000	1	AL	\$144,200.00	\$144,200	
GR	Toilet Facilities (Construction Duration)	12	MO	\$100.00	\$1,200	
GR	Mobilization at \$584 per \$100,000	1	AL	\$30,076.00	\$30,076	
GR	Demobilization at \$584 per \$100,000	1	AL	\$30,076.00	\$30,076	
GR	Trash Removal at \$1,349 per \$100,000	1	AL	\$69,473.50	\$69,474	
GR	Final Cleaning (Gross Area, Total)	18,057	SF	\$0.41	\$7,403	
GR	Contract Closeout at \$100 per \$100,000	1	AL	\$5,150.00	\$5,150	
GR	Superintendent (Construction Duration)	12	MO	\$5,300.00	\$63,600	
01 50 10	Gravel Construction Entrance	19	CY	\$52.63	\$1,000	
01 50 10	Check Dams, Inlet and Outlet Protection	6	EA	\$400.00	\$2,400	
01 50 10	Velocity Dissipator, 6" Stone Rip Rap per Location	3	EA	\$200.00	\$600	
01 50 10	Spillway Protection	400	SF	\$4.00	\$1,600	
01 50 10	Silt Fencing	480	LF	\$6.98	\$3,350	
01 50 10	Temp Seed & Mulch Construction Limits (Dress Grading)	28,970	SY	\$0.27	\$7,822	
03 30 00	Concrete Accessories (Gross Area, Total)	18,057	SF	\$0.30	\$5,417	
03 30 10	Fiber Reinforced Vapor Barrier (First Floor Area)	18,057	SF	\$0.50	\$9,029	
03 30 10	Expansion Joint Filler, 0.5 inch by 4 inch	112	LF	\$0.35	\$39	
03 30 20	Concrete Formwork (Lug Footer)	47	LF	\$25.06	\$1,178	
03 30 30	Concrete Reinforcement (Footprint Perim + Part Strip Footer)	1,864	LF	\$24.15	\$45,016	
03 30 40	CIP, Lug Footings, 1.7 SF X-Sec (Lug Footer)	47	LF	\$136.00	\$6,392	
03 30 40	CIP, Concrete Footings, 2'-2" Wide (Strip Foot Perim + Part)	1,817	LF	\$61.00	\$110,837	
03 30 40	CIP, Concrete Footings, 2'-2" Wide, Retaining Walls	1,875	LF	\$61.00	\$114,375	
03 30 40	CIP, Slab on Grade, 4 Inch (First Floor)	18,057	SF	\$6.07	\$109,606	
03 30 40	CIP, Slab on Grade, 4 Inch, Basket Ball Court	2,500	SF	\$6.07	\$15,175	
03 30 40	CIP, Foundation Wall Grade Beam, 4 SF X-Section	190	LF	\$37.00	\$7,030	
03 30 40	CIP, Interior Wall Grade Beam, 3 SF X-Section	453	LF	\$28.00	\$12,684	
03 31 00	Concrete Testing	1	LS	\$500.00	\$500	
04 20 10	Mortar, Type S	18,057	SF	\$1.06	\$19,140	
04 20 10	Masonry Sand	18,057	SF	\$0.67	\$12,098	
04 20 10	Brick Ties	18,057	SF	\$1.04	\$18,779	
04 20 10	Mortar & Masonry Access, Fill Block Core w/ Grout	13,157	SF	\$11.19	\$147,227	
04 20 20	Concrete Masonry Units (LF Found Wall x Typ Found Ht x 2)	6,912	SF	\$14.51	\$100,293	
04 20 20	Concrete Masonry Units (LF Ext Mas Wall x Typ FI to FI Ht)	9,345	SF	\$14.51	\$135,596	
04 20 20	Concrete Mason to Deck (LF Int Mas Deck x Typ FI to FI Ht)	25,035	SF	\$14.51	\$363,258	
04 20 20	Concrete Mason, Retaining Walls	5,642	SF	\$14.51	\$81,865	
04 20 20	Cut Masonry Control Joints (Perimeter/25')*Eave Ht	718	LF	\$8.45	\$6,067	
04 20 30	Brick Units (LF Ext Wall x Typ FI to FI Ht)	9,345	SF	\$14.50	\$135,503	
04 20 30	Brick Units (LF Ext Wall x Typ Parapet Ht)	1,869	SF	\$14.50	\$27,101	
04 20 30	Brick Units, Retaining Walls (Concrete Masonry Retaining Walls)	8,463	SF	\$14.50	\$122,714	
04 50 00	Masonry Cleaning (LF Ext Wall x Typ FI to FI)	9,345	SF	\$0.40	\$3,738	
04 50 00	Masonry Cleaning (LF Ext Wall x Parapet Height)	1,869	SF	\$0.40	\$748	
05 00 00	Miscellaneous Metal (Gross Area)	18,057	SF	\$0.48	\$8,667	
05 00 00	Hot Dipped Galvanized Steel Lintels	275	LF	\$25.00	\$6,875	
05 10 10	Structural Steel, First Floor	784	SF	\$6.50	\$5,096	
05 10 10	Structural Steel, Clearstory	420	SF	\$6.50	\$2,730	
05 10 20	Open Web Steel Joists (Gross Roof Area)	18,057	SF	\$5.25	\$94,799	
05 10 30	Steel Decking (Gross Roof Area)	18,057	SF	\$3.50	\$63,200	
05 10 40	Steel Testing	1	LS	\$500.00	\$500	
05 40 10	Non Structural Parapet CF Metal Framing (LF Ext Wall * Parapet Ht)	1,869	SF	\$3.50	\$6,542	
05 40 20	Structural Ceiling and Soffit Framing	422	SF	\$14.57	\$6,149	
05 50 00	Metal Fabrications	1	LS	\$1,000.00	\$1,000	
05 50 00	Metal Fabrications, Pipe Railings	532	LF	\$80.00	\$42,560	
05 50 00	Metal Fabrications, Pipe Bollards, 6"	8	EA	\$405.50	\$3,244	
06 10 10	Framing & Rough Carpentry, Eave Blocking (Roof Overhang)	88	LF	\$12.50	\$1,100	
06 10 10	Framing & Rough Carpentry, Parapet Const (Coping)	158	LF	\$16.36	\$2,585	
06 10 10	Framing & Rough Carpentry, Wood Roof Nailers (Gross Roof Area)	18,057	SF	\$0.80	\$14,446	
06 20 10	Arch Trimwork, Light Shelves	54	LF	\$50.50	\$2,727	
06 20 10	Arch Trimwork, Safety Rails	20	EA	\$50.00	\$1,000	
06 40 00	Millwork, Base Cabinet, Wall Cabinet, Wall Shelves	52	LF	\$753.65	\$39,190	

06 40 00	Millwork, Closet Shelf, Closet Rod	<b>62</b>	LF	\$24.54	\$1,521
07 11 00	Through Wall Flashing (LF Exterior Wall x 2)	1,246	LF	\$4.17	\$5,196
07 11 10	Dampproofing (LF Ext Mas Wall x Typ FI to FI Ht)	9,345	SF	\$2.75	\$25,699
07 21 00	Insulation, Rigid (Footprint Perimeter)	623	LF	\$4.00	\$2,492
07 21 00	Insulation, Rigid (LF Ext Wall x Typ FI to FI Ht)	9,345	SF	\$2.30	\$21,494
07 21 40	Insulation, Rigid (Gross Roof Area)	18,057	SF	\$9.50	\$16,625
07 21 50	Spray Foam Insulation, Wall/Roof Juncture (Ext Walls)	623	SF	\$5.64	\$3,514
07 22 00	Insulation Fasteners & Plates (Gross Roof Area)	18,057	SF	\$0.25	\$4,514
07 25 00	Ice Guard Underlayment, Clearstory	<b>774</b>	SF	\$2.25	\$1,742
07 26 00	Roof Accessories, Vent Stacks	<b>11</b>	EA	\$25.00	\$275
07 26 00	Roof Accessories, Drains & Overflows	<b>15</b>	EA	\$539.00	\$8,085
07 26 00	Roof Accessories, Drain & Overflow Downspouts	<b>237</b>	LF	\$30.00	\$7,110
07 26 00	Roof Accessories, Pitch Pockets	<b>5</b>	EA	\$50.00	\$250
07 26 00	Roof Accessories, Prefab Box Curb Penetrations	<b>9</b>	EA	\$815.00	\$7,335
07 51 20	2 Ply Vapor Retarder (Roof Area)	<b>17,283</b>	SF	\$0.65	\$11,234
07 51 40	Modified Cap Sheet (Gross Roof Area)	<b>17,283</b>	SF	\$7.35	\$127,030
07 61 00	Sheet Metal Roofing, Clearstory	<b>774</b>	SF	\$8.00	\$6,192
07 61 00	Sheet Metal Roofing, Warranty	<b>1</b>	AL	\$2,000.00	\$2,000
07 62 10	Flash & Sht Mtl, Rubber Membrane Underlay (Parapet Coping)	158	LF	\$7.78	\$1,229
07 62 10	Flash & Sht Mtl, 14" Coping, 0.050 Gauge (Parapet Coping)	158	LF	\$95.64	\$15,111
07 62 20	Flash & Sht Mtl, Gutter and Downspouts (Roof Overhang & Soffit)	88	LF	\$10.42	\$917
07 62 40	Flash & Sht Mtl, Counterflashing	<b>268</b>	LF	\$10.42	\$2,793
07 62 40	Flash & Sht Mtl, Scuppers	<b>11</b>	EA	\$166.83	\$1,835
07 92 00	Caulking & Sealants (Gross Area, Total)	18,057	SF	\$0.40	\$7,223
07 92 00	Caulking & Sealants, CJ/EJ (Cut Masonry Control Joints)	718	LF	\$5.19	\$3,726
07240	EIFS, Clearstory, Accent	<b>785</b>	SF	\$9.25	\$7,261
08 11 00	Hollow Metal Frames (Doors)	38	EA	\$326.87	\$12,421
08 11 00	Hollow Metal Doors	<b>1</b>	EA	\$225.00	\$225
08 14 10	Flush Wood Doors (Doors)	37	EA	\$226.28	\$8,372
08 33 20	Overhead Coiling Doors, 10' x 10'	<b>100</b>	SF	\$28.04	\$2,804
08 33 50	Rolling Counter Shutters, 3' x 5'	<b>16</b>	SF	\$174.13	\$2,786
08 41 00	Aluminum Entrance Doors	<b>10</b>	EA	\$1,764.50	\$17,645
08 41 10	Aluminum Storefront Entrance	<b>627</b>	SF	\$95.15	\$59,659
08 41 20	Aluminum Windows (Windows)	681	SF	\$44.44	\$30,264
08 71 00	Finish Hardware (Doors)	48	EA	\$383.00	\$18,384
08 71 40	Panic Hardware	<b>10</b>	EA	\$350.00	\$3,500
08 80 10	Glass & Glazing (Doors)	48	EA	\$26.00	\$1,248
08 80 10	Entrance Glass & Glazing (Aluminum Entrances)	627	SF	\$19.80	\$12,415
08 80 10	Insulated Glass & Glazing (Aluminum Windows)	681	SF	\$19.80	\$13,484
09 25 00	Veneer Plaster System	<b>847</b>	SF	\$4.25	\$3,600
09 26 00	Acrylic Coating	<b>847</b>	SF	\$6.33	\$5,362
09 29 10	Gypsum Bd, Structural Ceiling & Soffit (Section 05 40 20)	422	SF	\$2.05	\$865
09 30 20	Ceramic Tile Flooring	<b>1,693</b>	SF	\$15.62	\$26,445
09 30 20	Ceramic Tile Wainscoat	<b>2,722</b>	SF	\$15.62	\$42,518
09 30 40	Quarry Tile Flooring	<b>144</b>	SF	\$8.00	\$1,152
09 51 00	Acoustical Tile Ceilings (Gross Floor Area)	<b>10,575</b>	SF	\$2.62	\$27,707
09 61 10	Rubber Wall Base (LF Ext Wall + (LF Int Wall * 2))	3,961	LF	\$1.25	\$4,951
09 61 41	Solid Wood Flooring, Finished, Sleepers, 2 Layers .75 Plywood	<b>7,000</b>	SF	\$13.67	\$95,690
09 61 41	Solid Wood Flooring, Athletic Markings, per Ball Court	<b>1</b>	EA	\$7,500.00	\$7,500
09 61 50	Resilient Flooring	<b>8,073</b>	SF	\$3.25	\$26,237
09 61 52	Rubber Tile Flooring	<b>1,568</b>	SF	\$11.00	\$17,248
09 61 80	Carpet	<b>391</b>	SF	\$3.50	\$1,369
08 90 00	Stationary Louvers	<b>84</b>	SF	\$69.94	\$5,875
09 91 00	Int Paint ((LF Ext Wall + (2 x LF Int Wall)) * Int Part Wall Ht)	59,415	SF	\$1.55	\$92,093
09 91 00	Interior Painting-Metal Deck Ceiling (Gross Roof Area)	<b>7,000</b>	SF	\$1.80	\$12,600
09 91 00	Exterior Painting-Trim, Doors (Hollow Metal Doors)	<b>1</b>	EA	\$50.00	\$50
10 10 00	Miscellaneous Specialties-Fire Ext Cabinets	<b>7</b>	EA	\$301.00	\$2,107
10 14 00	Signage, Interior (Doors)	48	EA	\$142.58	\$6,844
10 15 00	Signage, Cast Bronze Plaque	<b>1</b>	EA	\$2,000.00	\$2,000
10 15 00	Signage, Cast Metal Lettering, 10"	<b>28</b>	EA	\$75.51	\$2,114
10 16 00	Signage, HC Parking and Steel Post	<b>3</b>	EA	\$380.00	\$1,140
10 21 00	Toilet Partitions, per Stall	<b>10</b>	ST	\$975.65	\$9,757
10 28 00	Toilet & Bath Accessories	<b>30</b>	FX	\$204.48	\$6,134
10 28 00	Toilet & Bath Accessories, Locker Room Bench	<b>12</b>	LF	\$125.00	\$1,500

10 51 00	Lockers, Full Length	30	EA	\$300.00	\$9,000
10 75 00	Flag Staff	3	EA	\$600.00	\$1,800
11 31 00	Residential Kitchen Appliances, Range/Oven	1	EA	\$400.00	\$400
11 31 00	Residential Kitchen Appliances, Side by Side Refrigerator	1	EA	\$1,200.00	\$1,200
11 31 00	Residential Appliances, Ventilation Hood	1	EA	\$400.00	\$400
11 31 00	Residential Appliances, Heavy Duty Washing Machine	1	EA	\$849.00	\$849
11 31 00	Residential Appliances, Heavy Duty Dryer	1	EA	\$899.00	\$899
11 40 00	Foodservice Equipment, Ice Machine, Stainless Steel Prep Sink	2	EA	\$2,500.00	\$5,000
11 66 00	Athletic Equipment, Basketball Goals	4	EA	\$2,500.00	\$10,000
11 66 00	Athletic Equipment, Baseball Bases, per Field	1	EA	\$3,500.00	\$3,500
12 21 00	Window Treatment, Blinds (Windows)	681	SF	\$3.64	\$2,479
12 21 00	Window Treatment, Bluestone Sills (Windows)	681	SF	\$2.18	\$1,485
12 36 00	Laminate Countertops	59	LF	\$18.00	\$1,062
12 92 00	Ceiling Fans	2	EA	\$440.38	\$881
26 10 00	Electric Utilities	140	LF	\$28.00	\$3,920
26 10 00	Electrical Sleeves, 4 Inch Diameter	90	LF	\$5.00	\$450
26 10 40	Elec Fixtures, Head, Pole w/ Conc Base (Vehicle Stalls/10)	8	EA	\$3,593.00	\$29,463
31 11 00	Clearing & Grubbing	6	AC	\$7,650.00	\$48,960
31 12 00	Site Prep, Stripping ((AC x 43560 SF x 0.5 FT Depth)/27 CF))	5,163	CY	\$3.75	\$19,360
31 12 00	Site Prep, Compact Subgrade (First Floor Area / 9 SF)	2,006	SY	\$2.00	\$4,013
31 12 00	Site Prep, Replacement Backfill to Original Grade (Stripping)	5,163	CY	\$18.00	\$92,928
31 12 00	Site Prep, Elevate from 6' to 8'	2,667	CY	\$18.00	\$48,006
31 12 00	Site Prep, Elevate from 8' to 10'	1,085	CY	\$18.00	\$19,530
31 12 00	Site Prep, Relocate Ball Fields	1,501	CY	\$18.00	\$27,018
31 12 00	Site Prep, UC & Backfill, \$5.50 Equip/\$15.50 Mat, Allow 10%	134	CY	\$21.00	\$2,809
31 12 00	Site Prep, Building Pad, (First Flr Area x 2 FT Depth)/27 CF	1,338	CY	\$14.00	\$18,726
31 12 00	Site Prep, Dress Grading (Acers*4840)-(First Fl Area/9)	28,970	SY	\$2.70	\$78,218
31 12 00	Ditching, 16 Foot Mouth by 8 Foot Depth, 2.4 CF per Foot	20	LF	\$7.85	\$157
31 12 10	Excavating & Detail Grading (Footprint Perim + Found Wall)	1,199	LF	\$5.40	\$6,475
31 12 10	Underslab Drainage Stone, No. 67 NCDOT, 4 Inches (1st Flr)	18,057	SF	\$0.50	\$9,029
31 12 20	Soils Testing	1	LS	\$500.00	\$500
31 31 00	Soil Poisoning (First Floor Area)	18,057	SF	\$0.75	\$13,543
31 62 00	Driven Wood Piles, 10' Tapered, 35' Long	5,390	LF	\$14.81	\$79,826
32 12 00	Curb & Gutter, 24" Machine Work	1,385	LF	\$14.50	\$20,083
32 12 00	Valley Gutter, 24"	45	LF	\$20.00	\$900
32 12 10	Gravel Drive Surfacing	1,575	SY	\$9.96	\$15,687
32 12 10	Drive Surfacing, 8 Inch ABC	4,356	SY	\$13.06	\$56,889
32 12 10	Rough Grade Road Bed (Sum of Drive Surfacing)	4,356	SY	\$2.50	\$10,890
32 12 10	Fine Grade ABC Stone (Rough Grade Road Bed)	4,356	SY	\$0.75	\$3,267
32 12 10	2" I-2 Asphalt-Roadways	4,356	SY	\$14.40	\$62,726
32 12 20	Site Walks	2,925	SF	\$6.06	\$17,726
32 12 20	Site Walks, 5' x 5' Conc Pad, 4"	1	EA	\$500.00	\$500
32 12 20	Site Stairs	280	SF	\$24.24	\$6,787
32 12 30	Site Concrete Testing	1	LS	\$500.00	\$500
32 12 60	Traffic Marking (Vehicle Stalls)	82	EA	\$96.80	\$7,938
32 12 60	Traffic Marking, Basketball Court	478	LF	\$2.42	\$1,157
32 31 00	Double Swing Gate, 15' Clear	1	EA	\$2,253.00	\$2,253
32 31 00	Terminal Post, Gate Post	8	EA	\$50.00	\$400
32 31 00	Razor Wire	550	LF	\$2.00	\$1,100
32 31 00	Fences & Gates, 6"	920	LF	\$21.27	\$19,568
32 32 00	Segmented Retaining Wall System Engineering	1	LS	\$2,500.00	\$2,500
32 32 00	Segmented Retaining Wall System	1,380	SF	\$18.00	\$24,840
32 92 00	Perm Seed & Mulch Construction Limits (Dress Grading)	28,970	SY	\$0.90	\$26,073
32 92 00	Grass Sod, Ball Field	4,503	SY	\$3.90	\$17,562
32 93 00	Landscaping, 1 Tree per 10 Spaces	8	EA	\$2,200.00	\$18,040
33 05 00	Water Test and Chlorinate	1	LS	\$1,500.00	\$1,500
33 05 00	Sewer Test	1	LS	\$600.00	\$600
33 10 00	Stormwater 4" Cleanout w/ 2' x 2' x 6" Conc Pad, 100 FT Intervals	5	EA	\$250.00	\$1,250
33 10 00	Stormwater Structures, Catch Basins	6	EA	\$1,718.75	\$10,313
33 10 00	Cast Iron Downspout Boots	6	EA	\$228.75	\$1,373
33 30 00	Concrete Water Meter Vault	1	EA	\$10,093.00	\$10,093
33 30 00	Water Main Tap and Saddle, 6"	1	EA	\$2,850.00	\$2,850
33 30 00	Backflow Preventer, 2"	1	EA	\$3,000.00	\$3,000
33 30 00	Water Utilities, 3" PVC	60	LF	\$6.50	\$390

33 30 00	Water Utilities, 3" Fittings			2	EA	\$150.00	\$300
33 30 00	Water Utilities, 2" PVC			60	LF	\$8.00	\$480
33 30 00	Water Utilities, 2" Fittings			2	EA	\$150.00	\$300
33 30 00	Water Utilities, 3" Valve			1	EA	\$275.00	\$275
33 30 00	Water Utilities, 2" Valve			1	EA	\$225.00	\$225
33 30 00	Sewer Utilities, 6" Cast Iron Including Fittings			60	LF	\$28.00	\$1,680
33 41 00	PVC, Stormwater Piping, 6"			590	LF	\$8.00	\$4,720
33 41 00	Reinforced Conc, Stormwater Piping, 24"			360	LF	\$35.00	\$12,600
33 41 00	Flared End Section, 18" to 24"			1	EA	\$600.00	\$600
33 41 00	Flared End Section, 12" to 15"			1	EA	\$300.00	\$300
33 41 00	Pond Outlet Devices, Overflow Riser			30	LF	\$216.67	\$6,500
33 41 00	Corrugated Metal Pipe, 18"			20	LF	\$20.00	\$400
33 41 00	Stormwater Pond			831	CY	\$8.79	\$7,304
					SF	\$226.31	\$4,086,549
22 00 00	Plumbing			18,057	SF	\$10.35	\$186,890
21 00 00	Fire Protection			18,057	SF	\$4.50	\$81,257
23 00 00	Mechanical			18,057	SF	\$21.03	\$379,739
26 00 00	Electrical			18,057	SF	\$18.21	\$328,818
28 31 00	Fire Alarm System			18,057	SF	\$4.32	\$78,006
					SF	\$58.41	\$1,054,709
Base Construction Cost							\$5,141,258
GC	General Conditions (Gross Area, Total)			18,057	SF	\$2.75	\$49,657
GC	Building Permits at \$6 per \$1,000			1	AL	\$30,900.00	\$30,900
GC	Surveying (Gross Area, Total)			18,057	SF	\$0.34	\$6,139
GC	Temporary Utilities at \$400 per \$100,000			1	AL	\$20,600.00	\$20,600
GC	Job Sign			1	EA	\$1,000.00	\$1,000
GC	Job Trailer			12	MO	\$350.00	\$4,200
GC	Safety & Security at 4.0%			1	AL	\$206,000	\$206,000
General Conditions							\$318,496
CC	Materials Testing at 2.0%			1	AL	\$103,000	\$103,000
CC	Storage at 1.0%			1	AL	\$51,500	\$51,500
CC	Staging at 1.0%			1	AL	\$51,500	\$51,500
Construction Cost Contingencies							\$103,000
OHP	Overhead at 7.7%			1	AL	\$396,550.00	\$396,550
OHP	Bond at 2.3%			1	AL	\$118,450.00	\$118,450
OHP	Insurance at 0.6%			1	AL	\$30,900.00	\$30,900
OHP	Profit at 3.3%			1	AL	\$169,950.00	\$169,950
General Contractor Overhead and Profit							\$715,850
MC	Cost Escalation to Construction Midpoint, 4.0% per Year			16	MO	0.003333333	\$274,667
OR	Owner Reserve at 3.0% Change Orders			1	AL	\$154,500.00	\$154,500
Construction Cost							\$6,707,771
Fees	Architectural at 3.5%			1	AL	\$234,771.99	\$234,772
Fees	Engineering at 2.5%			1	AL	\$167,694.28	\$167,694
Fees	Permitting at 1.0%			1	AL	\$67,077.71	\$67,078
Fees	Inspections at 3.0%			1	AL	\$201,233.14	\$201,233
Project Management and Design Costs							\$670,777
Opinion of Probable Cost, Project Budget							\$7,378,548



## Summary of Damages

## Summary of Damages

As a result of Hurricane Florence, the Stanley White Recreation Center campus was flooded entirely and to a depth of several feet for a duration of 3 to 5 days. The main recreation center building was flooded to a depth of approximately two feet. All building flooring requires replacement, which includes carpet tile, vinyl composite tile, ceramic tile, Pirelli vinyl tile in the exercise room, maple hardwood gym floor with Vinyl-L vented cove and associated subflooring, and vinyl cove base throughout the remainder of the building. The bleachers and wall padding in the gym were also damaged by the flood and removed from the building by the City. Interior concrete block walls require cleaning and two coats of repainting, and interior and exterior doors require replacement. Built-in millwork, such as the reception desk, laundry cabinetry and shelving in various rooms, require replacement. Kitchen and laundry appliances require replacement along with toilets and partitions in two restrooms. Some acoustic ceiling tiles were damaged due to water leaks and must be replaced. The lower electrical outlets throughout the building were also immersed. This distribution requires replacement, which includes pulling new wiring within floors, walls and ceilings to each outlet. Additional miscellaneous work is required for gym floor striping, decorative paint, specialty repairs in selected rooms and pressure washing.

## Stanley White Center Damage Photos

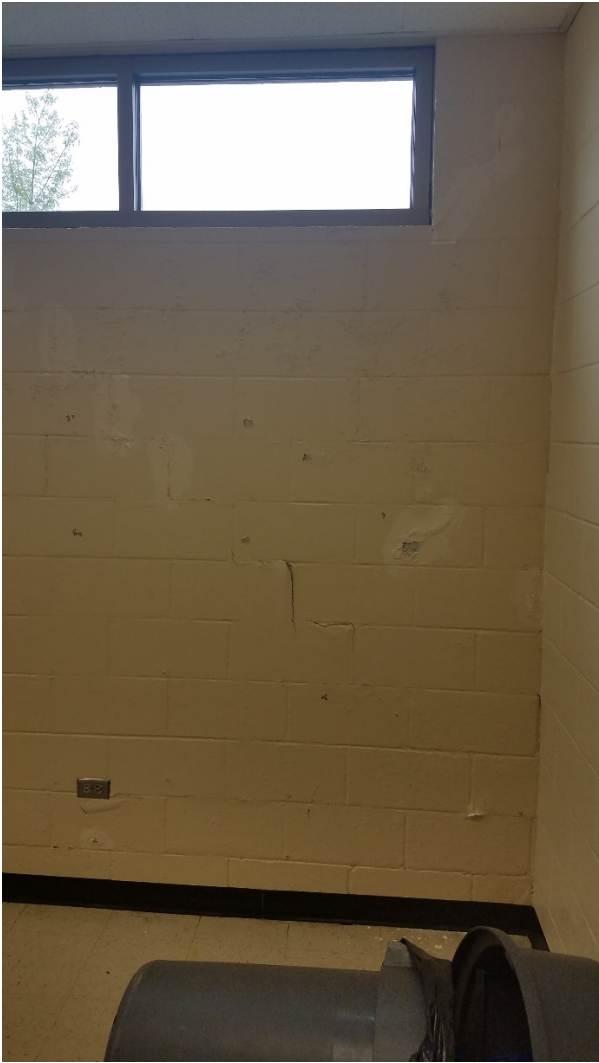
Photos showing representative damages in the Stanley White Recreation Center building are included on the following pages.





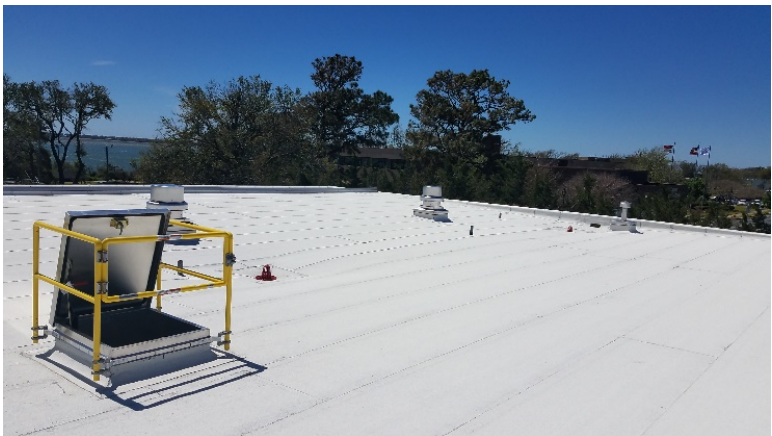












# Insurance Estimates Reconciliation



## Insurance Estimates Reconciliation

The Stanley White Recreation Center building repair estimates prepared by the National Flood Insurance Program insurance adjuster and DBI Construction Consultants for the City's private insurer were compared to confirm the quantities documented and determine if any items were overlooked during field assessments. Quantities used in the estimates were reconciled and are largely determined to be accurate. However, several damaged building elements were not included in one or both insurance estimates. These are:

1. Electrical outlets. Devices and wiring were flooded and require replacement.
2. Interior and exterior doors. Hollow metal door frames are filled with grout to interlock with surrounding masonry walls. The grout is porous and experience has taught us that absorbed flood moisture will continuously deteriorate and corrode ferrous metals from within the frame following immersion. Similar forms of internal corrosion caused by accumulated water will affect hollow metal and aluminum door fabrications. All interior and exterior doors, including submerged hardware items, require replacement.
3. Kiln Room exhaust duct. The lower duct section near the floor has been submerged and is corroded.
4. Ceramic tile. Some flooring finishes have been mistakenly identified as vinyl tile but are actually porcelain tile. Like the vinyl tile, porcelain tile floors are porous and also require replacement because of moisture and contaminant retention in mortar beds following immersion.
5. Restroom toilets and toilet partitions. These items require removal to replace porcelain tile and to eliminate possibilities of moisture and contaminant retention within fabrications.
6. Gym. The original gym floor was maple hardwood, which was not noted on the insurance estimates. Also missing was the presence of asbestos containing floor tile and adhesive underneath the gym floor, which require special handling during demolition. Additionally, the original bleachers which were damaged by the flood were not included on the insurance estimates.

These additional items are included in the MBF Architects repair estimate.

## Repair Estimate

## Repair Estimate

A detailed cost estimate has been prepared for repair of the Stanley White Recreation Center. Quantities are calculated from the original architectural plans or, where needed, based on site measurements. Current unit prices have been obtained from the 2019 R.S. Means cost estimating database. For some items, unit prices from the DBI repair estimate are used. For some other items, unit prices are based on comparable costs from similar local projects and are considered to be more representative of the eastern North Carolina construction market.

The total estimated repair cost of the Stanley White Recreation Center main building is \$1,504,514. This estimate accounts for damaged element repairs ultimately necessary to restore the building for continued use. It does not include differential settlement repairs, additional flood protection measures, such as elevating the building, or improvements to comply with codes and ordinances.

The detailed, itemized estimate is attached to this report.

**City of New Bern  
DR4393 Hurricane Florence  
Stanley White Recreation Center Repair Estimate**

ITEM	UNIT	QUANTITY	UNIT PRICE	COST	REFERENCE	REMARKS
<b>1 GENERAL</b>						
2 Mold Remediation	SF	8300	\$ 6.00	\$ 49,800	Current cost locally	
3 Asbestos testing & evaluation	EA	1	\$1,000	\$ 1,000	Placeholder; awaiting quote	
4 Termite Treatment	SF	8300	\$ 0.50	\$ 4,150	Current cost locally	
<b>5 FOYER 101</b>						
6 Selective demolition: VCT floor	SF	133	0.99	\$ 131.67	RSM 09 05 05.20 - 0900	
7 Selective demolition: Exterior doors/frames	EA	2	\$ 78.00	\$ 156.00	RSM 08 05 05.10 - 2000	
8 Selective demolition: Full height window	EA	1	\$ 45.00	\$ 45.00	RSM 08 05 05.20 - 0240	
9 Vinyl composition tile - 12"x12"	SF	133	\$ 4.98	\$ 662.34	DBI New Bern cost	
10 Vinyl Cove Base - 4"	LF	45	\$ 4.11	\$ 184.95	RSM 09 65 19.19 - 8450	
11 Paint brick walls 0' - 8' (clean + 2 finish coats, roller)	SF	360	\$ 1.20	\$ 432.00	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
12 Paint brick walls 8' - 15'	SF	315	\$ 1.32	\$ 415.80	RSM 09 91 23.72 - 8200	
13 Paint brick walls 15' - 20'	SF	225	\$ 1.59	\$ 357.75	RSM 09 91 23.72 - 8300	
14 Exterior aluminum doors w/frames	EA	4	\$ 1,750.00	\$ 7,000.00	0600	
15 Finish hardware - doors	EA	4	\$ 2,608.00	\$ 10,432.00	RSM 08 71 20.90 - 9000; 08 71 25.10 - 2650 & 2700; 08 71 20.36 - 1080	
<b>16 LOBBY 102</b>						
17 Selective demolition: VCT floor	SF	260	0.99	\$ 257.40	RSM 09 05 05.20 - 0900	
18 Vinyl Composition Tile - 12"x12"	SF	260	\$ 4.98	\$ 1,294.80	DBI New Bern cost	
19 Vinyl Cove Base - 4"	LF	67	\$ 4.11	\$ 275.37	RSM 09 65 19.19 - 8450	
20 Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	532	\$ 1.20	\$ 638.40	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
21 Paint CMU walls 8' - 15'	SF	133	\$ 1.32	\$ 175.56	RSM 09 91 23.72 - 8200	
22 Interior Door - Type H	EA	1	\$ 2,188.23	\$ 2,188.23	DBI New Bern cost	Includes finish hardware
<b>23 DIRECTOR'S OFFICE 103</b>						
24 Selective demolition: Glue down carpet	SF	140	\$ 0.50	\$ 70.00	RSM 09 05 05.20 - 0400	
25 Selective demolition: Interior doors/frames	EA	1	\$ 78.00	\$ 78.00	RSM 08 05 05.10 - 2000	
26 Carpet tile	SY	16	\$ 47.00	\$ 731.11	RSM 09 68 13 - 1180	Commonly used now instead of glue down
27 Vinyl Cove Base - 4"	LF	51	\$ 4.11	\$ 209.61	RSM 09 65 19.19 - 8450	
28 Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	409	\$ 1.20	\$ 490.80	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
29 Paint CMU walls 8' - 15'	SF	102	\$ 1.32	\$ 134.64	RSM 09 91 23.72 - 8200	
30 Interior Door - Type H	EA	1	\$ 2,188.23	\$ 2,188.23	DBI New Bern cost	Includes finish hardware
<b>31 WORK ROOM 104 &amp; RECEPTION AREA 104A</b>						
32 Selective demolition: Glue down carpet	SF	238	\$ 0.50	\$ 119.00	RSM 09 05 05.20 - 0400	
33 Selective demolition: Cabinetry	LF	16	\$ 20.00	\$ 320.00	RSM 12 05 05.10	
34 Carpet tile	SF	226	\$ 47.00	\$ 10,622.00	RSM 09 68 13 - 1180	Commonly used now instead of glue down
35 Vinyl Cove Base - 4"	LF	85	\$ 4.11	\$ 349.35	RSM 09 65 19.19 - 8450	
36 Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	680	\$ 1.20	\$ 816.00	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
37 Paint CMU walls 8' - 15'	SF	170	\$ 1.32	\$ 224.40	RSM 09 91 23.72 - 8200	



38	Millwork: Rounded reception desk	LF	16	\$	411.97	\$	6,591.52	DBI New Bern cost	
39	<b>MULTIPURPOSE ROOM 105</b>								
40	Selective demolition: VCT floor	SF	613		0.99	\$	606.87	RSM 09 05 05.20 - 0900	
41	Selective demolition: Interior doors/frames	EA	1	\$	78.00	\$	78.00	RSM 08 05 05.10 - 2000	
42	Vinyl Composition Tile - 12"x12"	SF	613	\$	4.98	\$	3,052.74	DBI New Bern cost	
43	Vinyl Cove Base - 4"	LF	98	\$	4.11	\$	402.78	RSM 09 65 19.19 - 8450	
44	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	787	\$	1.20	\$	944.40	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
45	Paint CMU walls 8' - 15'	SF	197	\$	1.32	\$	260.04	RSM 09 91 23.72 - 8200	
46	Interior Door - Type H	EA	1	\$	2,188.23	\$	2,188.23	DBI New Bern cost	Includes finish hardware
47	<b>ARTS &amp; CRAFTS ROOM 106</b>								
48	Selective demolition: VCT floor	SF	857		0.99	\$	848.43	RSM 09 05 05.20 - 0900	
49	Vinyl Composition Tile - 12"x12'	SF	857	\$	4.98	\$	4,267.86	DBI New Bern cost	
50	Vinyl Cove Base - 4"	LF	130	\$	4.11	\$	534.30	RSM 09 65 19.19 - 8450	
51	Exterior aluminum doors w/frames	EA	2	\$	1,750.00	\$	3,500.00	0600	
52	Finish hardware - doors	EA	2	\$	2,608.00	\$	5,216.00	RSM 08 71 20.90 - 9000; 08 71 25.10 - 2650 & 2700; 08 71 20.36 - 1080	
53	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	1038	\$	1.20	\$	1,245.60	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
54	Paint CMU walls 8' - 15'	SF	259	\$	1.32	\$	341.88	RSM 09 91 23.72 - 8200	
55	Remove & reset sink	EA	1	\$	400.00	\$	400.00	Current cost locally	
56	<b>LAUNDRY 107</b>								
57	Selective demolition: Interior doors/frames	EA	1	\$	78.00	\$	78.00	RSM 08 05 05.10 - 2000	
58	Selective demolition: VCT floor	SF	88	\$	0.99	\$	87.12	RSM 09 05 05.20 - 0900	
59	Selective demoliton: Cabinetry	LF	7	\$	20.00	\$	140.00	RSM 12 05 05.10	
60	Selective demolition: Appliances	LS	1	\$	-	\$	-		
61	Vinyl Composition Tile - 12"x12"	SF	88	\$	4.98	\$	438.24	DBI New Bern cost	
62	Vinyl Cove Base - 4"	LF	37	\$	4.11	\$	152.07	RSM 09 65 19.19 - 8450	
63	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	293	\$	1.20	\$	351.60	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
64	Paint CMU walls 8' - 15'	SF	73	\$	1.32	\$	96.36	RSM 09 91 23.72 - 8200	
65	Interior wood door w/frame	EA	1	\$	2,027.23	\$	2,027.23	DBI New Bern cost	Includes finish hardware
66	Lower cabinetry	LF	7	\$	163.23	\$	1,142.61	DBI New Bern cost	
67	Paint cabinetry	LF	7	\$	8.38	\$	58.66	DBI New Bern cost	
68	Laminate counter - detach & reset	LF	7	\$	14.40	\$	100.80	DBI New Bern cost	
69	Front-loading dryer	EA	1	\$	713.80	\$	713.80	DBI New Bern cost	
70	Top-loading washer	EA	1	\$	834.20	\$	834.20	DBI New Bern cost	
71	<b>KILN ROOM 108</b>								
72	Selective demolition: 20"x20" exhaust duct & louver	LF	4	\$	7.40	\$	29.60	RSM 23 05 05.10 - 1400	
73	Selective demolition: VCT floor	SF	120	\$	0.99	\$	118.80	RSM 09 05 05.20 - 0900	
74	Selective demolition: Built-in shelving	LF	33	\$	-	\$	-		
75	Selective demolition: Interior doors/frames	EA	1	\$	78.00	\$	78.00	RSM 08 05 05.10 - 2000	

76	Vinyl Composition Tile - 12"x12"	SF	120	\$	4.98	\$	597.60	Current cost locally	
77	Vinyl Cove Base - 4"	LF	44	\$	4.11	\$	180.84	RSM 09 65 19.19 - 8450	
78	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	356	\$	1.20	\$	427.20	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
79	Paint CMU walls 8' - 15'	SF	89	\$	1.32	\$	117.48	RSM 09 91 23.72 - 8200	
80	Built-in shelving	LF	33	\$	13.82	\$	456.06	DBI New Bern cost	
81	Paint shelving	LF	33	\$	3.91	\$	129.03	DBI New Bern cost	
82	Interior Door - Type J	EA	1	\$	2,027.23	\$	2,027.23	DBI New Bern cost	Includes finish hardware
83	20"x20" exhaust duct & louver	LF	4	\$	69.94	\$	279.76	Current cost locally	
<b>84 STORAGE 109</b>									
85	Selective demolition: VCT floor	SF	63	\$	0.99	\$	62.37	RSM 09 05 05.20 - 0900	
86	Vinyl Composition Tile - 12"x12"	SF	63	\$	4.98	\$	313.74	DBI New Bern cost	
87	Selective demolition: Built-in shelving	LF	44	\$	-	\$	-		
88	Vinyl Cove Base - 4"	LF	33	\$	4.11	\$	135.63	RSM 09 65 19.19 - 8450	
89	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	263	\$	1.20	\$	315.60	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
90	Paint CMU walls 8' - 15'	SF	66	\$	1.32	\$	87.12	RSM 09 91 23.72 - 8200	
91	Built-in shelving	LF	44	\$	13.82	\$	608.08	DBI New Bern cost	
92	Paint shelving	LF	44	\$	3.91	\$	172.04	DBI New Bern cost	
<b>93 JANITOR 110</b>									
94	Selective demolition: Ceramic tile floor	SF	220	\$	1.59	\$	349.80	RSM 09 05 05.20 - 2020	
95	Selective demolition: Built-in shelving	SF	27	\$	-	\$	-		
96	Ceramic tile flooring	SF	462	\$	8.25	\$	3,811.50	RSM 09 30 13.10 - 3255	
97	Vinyl Cove Base - 4"	LF	38	\$	4.11	\$	156.18	RSM 09 65 19.19 - 8450	
98	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	300	\$	1.20	\$	360.00	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
99	Paint CMU walls 8' - 15'	SF	75	\$	1.32	\$	99.00	RSM 09 91 23.72 - 8200	
100	50 gal water heater	EA	1	\$	8,826.00	\$	8,826.00	4140	
101	Built-in shelving	SF	27	\$	13.82	\$	373.14	DBI New Bern cost	
102	Paint shelving	SF	27	\$	3.91	\$	105.57	DBI New Bern cost	
103	Remove & reset sink	EA	1	\$	400.00	\$	400.00	Current cost locally	
<b>104 CORRIDOR 111</b>									
105	Selective demolition: VCT floor	SF	747		0.99	\$	739.53	RSM 09 05 05.20 - 0900	
106	Selective demolition: Interior doors/frames	EA	1	\$	74.50	\$	74.50	RSM 08 05 05.10 - 1999	
107	Vinyl Composition Tile - 12"x12"	SF	747	\$	4.98	\$	3,720.06	DBI New Bern cost	
108	Vinyl Cove Base - 4"	LF	179	\$	4.11	\$	735.69	RSM 09 65 19.19 - 8450	
109	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	1430	\$	1.20	\$	1,716.00	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
110	Paint CMU walls 8' - 15'	SF	358	\$	1.32	\$	472.56	RSM 09 91 23.72 - 8200	
111	Interior Door - Type A	EA	1	\$	2,608.23	\$	2,608.23	DBI New Bern cost	Includes finish hardware
112	Interior Door - Type B	EA	2	\$	2,009.27	\$	4,018.54	DBI New Bern cost	Includes finish hardware
113	Interior Door - Type H	EA	1	\$	2,168.23	\$	2,168.23	DBI New Bern cost	Includes finish hardware
114	Interior Door - Type L	EA	1	\$	6,757.44	\$	6,757.44	DBI New Bern cost	Includes finish hardware

<b>115 CORRIDOR 111A</b>									
116	Selective demolition: VCT floor	SF	125	0.99	\$	123.75	RSM 09 05 05.20 - 0900		
117	Selective demolition: Interior doors/frames	EA	1	\$	74.50	\$	74.50	RSM 08 05 05.10 - 1999	
118	Selective demolition: Trophy case	EA	1	\$	-	\$	-		
118	Vinyl Composition Tile - 12"x12"	SF	125	\$	4.98	\$	622.50	DBI New Bern cost	
119	Vinyl Cove Base - 4"	LF	55	\$	4.11	\$	226.05	RSM 09 65 19.19 - 8450	
120	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	440	\$	1.20	\$	528.00	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
121	Paint CMU walls 8' - 15'	SF	110	\$	1.32	\$	145.20	RSM 09 91 23.72 - 8200	
122	Interior Door - Type B	EA	2	\$	2,009.27	\$	4,018.54	DBI New Bern cost	Includes finish hardware
123	Interior Door - Type H	EA	1	\$	2,168.23	\$	2,168.23	DBI New Bern cost	Includes finish hardware
124	Trophy case	EA	1	\$	4,191.00	\$	4,191.00	DBI New Bern cost	
<b>125 WOMEN'S RESTROOM 112</b>									
126	Selective demolition: Interior doors/frames	EA	1	\$	78.00	\$	78.00	RSM 08 05 05.10 - 2000	
127	Selective demolition: Ceramic tile floor	SF	553	\$	1.47	\$	812.91	RSM 09 05 05.20 - 2000	
128	Selective demolition: Ceramic tile walls	SF	1442	\$	1.66	\$	2,393.72	RSM 09 05 05.30 - 3760	
129	Ceramic tile flooring 12"x12"	SF	553	\$	32.50	\$	17,972.50	RSM 09 31 13.10 - 9330	
130	Ceramic tile walls 12"x12"	SF	1442	\$	11.45	\$	16,510.90	RSM 09 31 13.10 - 5820	
131	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	270	\$	1.20	\$	324.00	RSM 09 91 23.72 - 2410	Clean wall: \$0.21/SF
132	Paint CMU walls 8' - 15'	SF	34	\$	1.32	\$	44.88	RSM 09 91 23.72 - 8200	
133	Interior door - Type E	EA	1	\$	2,166.27	\$	2,166.27	DBI New Bern cost	Includes finish hardware
134	Toilets	EA	3	\$	825.00	\$	\$2,475.00	RSM 22 42 13.13 - 3360	
135	Toilet partitions	EA	2	\$	870.00	\$	1,740.00	RSM 10 21 13.13 - 0201	
136	Bathroom accessories	EA	2	\$	-	\$	-		
<b>137 STORAGE 113</b>									
138	Selective demolition: VCT floor	SF	28	\$	0.99	\$	27.72	RSM 09 05 05.20 - 0900	
139	Selective demolition: Built-in shelving	LF	8	\$	-	\$	-		
140	Vinyl Composition Tile - 12"x12"	SF	28	\$	4.98	\$	139.44	DBI New Bern cost	
141	Vinyl Cove Base - 4"	LF	15	\$	4.11	\$	61.65	RSM 09 65 19.19 - 8450	
142	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	120	\$	1.20	\$	144.00	RSM 09 91 23.72 - 2410	
143	Paint CMU walls 8' - 15'	SF	15	\$	1.32	\$	19.80	RSM 09 91 23.72 - 8200	
144	Built-in shelving	LF	8	\$	13.82	\$	373.07	DBI New Bern cost	
145	Paint shelving	LF	8	\$	3.91	\$	105.57	DBI New Bern cost	
<b>146 MEN'S RESTROOM 114</b>									
147	Selective demolition: Interior doors/frames	EA	1	\$	78.00	\$	78.00	RSM 08 05 05.10 - 2000	
148	Selective demolition: Ceramic tile floor	SF	553	\$	1.47	\$	812.91	RSM 09 05 05.20 - 2000	
149	Selective demolition: Ceramic tile walls	SF	1442	\$	1.66	\$	2,393.72	RSM 09 05 05.30 - 3760	
150	Ceramic tile flooring	SF	553	\$	32.50	\$	17,972.50	RSM 09 31 13.10 - 9330	
151	Ceramic tile walls	SF	1442	\$	11.45	\$	16,510.90	RSM 09 31 13.10 - 5820	
152	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	270	\$	1.20	\$	324.00	RSM 09 91 23.72 - 2410	

153	Paint CMU walls 8' - 15'	SF	34	\$	1.32	\$	44.88	RSM 09 91 23.72 - 8200	
154	Interior door - Type E	EA	1	\$	2,166.27	\$	2,166.27	DBI New Bern cost	
155	Toilets/Urinal	EA	3	\$	825.00	\$	\$2,475.00	RSM 22 42 13.13 - 3360	
156	Toilet partitions	EA	2	\$	870.00	\$	1,740.00	RSM 10 21 13.13 - 0201	
157	Bathroom accessories	EA	2	\$	-	\$	-		
<b>158 STORAGE 115</b>									
159	Selective demolition: VCT floor	SF	28	\$	0.99	\$	27.72	RSM 09 05 05.20 - 0900	
160	Selective demolition: Acoustic ceiling tile	EA	6	\$	2.64	\$	15.84	RSM 09 05 05.10 - 1200	
161	Vinyl Composition Tile - 12"x12"	SF	28	\$	4.98	\$	139.44	DBI New Bern cost	
162	Vinyl Cove Base - 4"	LF	53	\$	4.11	\$	215.78	RSM 09 65 19.19 - 8450	
163	Acoustic ceiling tile 12"x12"	SF	24	\$	2.94	\$	70.56	DBI New Bern cost	
164	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	444	\$	1.20	\$	532.80	RSM 09 91 23.72 - 2410	
165	Paint CMU walls 8' - 15'	SF	56	\$	1.32	\$	73.92	RSM 09 91 23.72 - 8200	
<b>166 UNIFORM 116</b>									
167	Selective demolition: VCT floor	SF	613	\$	0.99	\$	606.87	RSM 09 05 05.20 - 0900	
168	Selective demolition: Interior doors/frames	EA	1	\$	74.50	\$	74.50	RSM 08 05 05.10 - 1999	
169	Vinyl Composition Tile - 12"x12"	SF	613	\$	4.98	\$	3,052.74	DBI New Bern cost	
170	Vinyl Cove Base - 4"	LF	98	\$	4.11	\$	402.78	RSM 09 65 19.19 - 8450	
171	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	787	\$	1.20	\$	944.40	RSM 09 91 23.72 - 2410	
172	Paint CMU walls 8' - 15'	SF	197	\$	1.32	\$	260.04	RSM 09 91 23.72 - 8200	
173	Interior Door - Type E	EA	1	\$	2,166.27	\$	2,166.27	DBI New Bern cost	Includes finish hardware
<b>174 PROGRAM ROOM 117</b>									
175	Selective demolition: VCT floor	SF	414	\$	0.99	\$	409.86	RSM 09 05 05.20 - 0900	
176	Selective demolition: Interior doors/frames	EA	1	\$	74.50	\$	74.50	RSM 08 05 05.10 - 1999	
177	Vinyl Composition Tile - 12"x12"	SF	414	\$	4.98	\$	2,061.72	DBI New Bern cost	
178	Vinyl Cove Base - 4"	LF	79	\$	4.11	\$	324.69	RSM 09 65 19.19 - 8450	
179	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	632	\$	1.20	\$	758.40	RSM 09 91 23.72 - 2410	
180	Paint CMU walls 8' - 15'	SF	158	\$	1.32	\$	208.56	RSM 09 91 23.72 - 8200	
181	Interior Door - Type E	EA	1	\$	2,166.27	\$	2,166.27	DBI New Bern cost	Includes finish hardware
<b>182 GYM 128</b>									
183	Selective demolition: Bleachers and gym floor	EA	1	\$	14,890.00	\$	14,890.00	City of New Bern demolition ccost	
184	Selective demolition: Asbestos floor tile/abate	SF	6953	\$	2.00	\$	13,906.00	Placeholder; awaiting quote	
185	Solid wood flooring, prefinished, sleepers, 2 layers 3/4" plywood	SF	6953	\$	23.82	\$	165,620.46	DBI New Bern cost	
186	Gym floor striping	EA	1	\$	3,326.00	\$	3,326.00	DBI New Bern cost	
187	Vinyl L bracket vented cove	LF	339	\$	8.96	\$	3,037.44	DBI New Bern cost	
188	Gym wall padding	SF	144	\$	7.70	\$	1,108.80	DBI New Bern cost	
189	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	2710	\$	1.20	\$	3,252.00	RSM 09 91 23.72 - 2410	
190	Paint CMU walls 8' - 15'	SF	2372	\$	1.32	\$	3,131.04	RSM 09 91 23.72 - 8200	



191	Paint CMU walls 15' - 23.5'	SF	2880	\$	1.59	\$	4,579.20	RSM 09 91 23.72 - 8300	
192	Decorative paint	HR	32	\$	65.00	\$	2,080.00	DBI New Bern cost	
193	Clean AC returns	EA	2	\$	162.54	\$	325.08	DBI New Bern cost	
194	Bleachers	Seat	180	\$	228.00	\$	41,040.00	RSM 12 63 13.13 - 3000	
<b>195 TELEPHONE 129</b>									
196	Selective demolition: VCT floor	SF	70	\$	0.99	\$	69.30	RSM 09 05 05.20 - 0900	
197	Selective demolition: Interior doors/frames	EA	1	\$	74.50	\$	74.50	RSM 08 05 05.10 - 1999	
198	Selective demolition: Built-in shelving	LF	60	\$	-	\$	-		
199	Vinyl Composition Tile - 12"x12"	SF	70	\$	4.98	\$	348.60	DBI New Bern cost	
200	Vinyl Cove Base - 4"	LF	39	\$	4.11	\$	160.29	RSM 09 65 19.19 - 8450	
201	Acoustic ceiling tile 12"x12"	SF	16	\$	2.94	\$	47.04	DBI New Bern cost	
202	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	313	\$	1.20	\$	375.60	RSM 09 91 23.72 - 2410	
203	Paint CMU walls 8' - 15'	SF	78	\$	1.32	\$	102.96	RSM 09 91 23.72 - 8200	
204	Interior Door - Type D	EA	1	\$	1,860.87	\$	1,860.87	DBI New Bern cost	Includes finish hardware
205	Built-in shelving	LF	60	\$	10.36	\$	621.60	DBI New Bern cost	
206	Paint shelving	LF	60	\$	3.91	\$	234.60	DBI New Bern cost	
<b>207 OFFICE 130</b>									
208	Selective demolition: VCT floor	SF	186	\$	0.99	\$	184.14	RSM 09 05 05.20 - 0900	
209	Selective demolition: Interior doors/frames	EA	1	\$	74.50	\$	74.50	RSM 08 05 05.10 - 1999	
210	Vinyl Composition Tile - 12"x12"	SF	186	\$	4.98	\$	926.28	DBI New Bern cost	
211	Vinyl Cove Base - 4"	LF	53	\$	4.11	\$	217.83	RSM 09 65 19.19 - 8450	
212	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	422	\$	1.20	\$	506.40	RSM 09 91 23.72 - 2410	
213	Paint CMU walls 8' - 15'	SF	105	\$	1.32	\$	138.60	RSM 09 91 23.72 - 8200	
214	Interior Door - Type A	EA	1	\$	2,608.23	\$	2,608.23	DBI New Bern cost	Includes finish hardware
<b>215 EXERCISE ROOM 131</b>									
216	Selective demolition: VCT floor	SF	1638	\$	0.99	\$	1,621.62	RSM 09 05 05.20 - 0900	
217	Selective demolition: Interior doors/frames	EA	1	\$	74.50	\$	74.50	RSM 08 05 05.10 - 1999	
218	Pirelli Vinyl Flooring	SF	1638	\$	8.64	\$	14,152.32	DBI New Bern cost	
219	Vinyl Cove Base - 4"	LF	166	\$	4.11	\$	682.26	RSM 09 65 19.19 - 8450	
220	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	1326	\$	1.20	\$	1,591.20	RSM 09 91 23.72 - 2410	
221	Paint CMU walls 8' - 15'	SF	331	\$	1.32	\$	436.92	RSM 09 91 23.72 - 8200	
222	Interior Door - Type A	EA	1	\$	2,608.23	\$	2,608.23	DBI New Bern cost	Includes finish hardware
223	Interior Door - Type H	EA	2	\$	2,168.23	\$	4,336.46	DBI New Bern cost	Includes finish hardware
<b>224 STORAGE 132</b>									
225	Selective demolition: VCT floor	SF	39	\$	0.99	\$	38.61	RSM 09 05 05.20 - 0900	
226	Vinyl Composition Tile - 12"x12"	SF	39	\$	4.98	\$	194.22	DBI New Bern cost	
227	Vinyl Cove Base - 4"	LF	31	\$	4.11	\$	127.41	RSM 09 65 19.19 - 8450	
228	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	251	\$	1.20	\$	301.20	RSM 09 91 23.72 - 2410	
229	Paint CMU walls 8' - 15'	SF	63	\$	1.32	\$	83.16	RSM 09 91 23.72 - 8200	

230 PROGRAM ROOM 133									
231	Selective demolition: VCT floor	SF	1055	\$	0.99	\$	1,044.45	RSM 09 05 05.20 - 0900	
232	Vinyl Composition Tile - 12"x12"	SF	1055	\$	4.98	\$	5,253.90	DBI New Bern cost	
233	Vinyl Cove Base - 4"	LF	153	\$	3.53	\$	540.09	DBI New Bern cost	
234	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	1226	\$	1.20	\$	1,471.20	RSM 09 91 23.72 - 2410	
235	Paint CMU walls 8' - 15'	SF	307	\$	1.32	\$	405.24	RSM 09 91 23.72 - 8200	
237	Interior Door - Type I	EA	2	\$	3,673.52	\$	7,347.04	DBI New Bern cost	
236	Interior Door - Type H	EA	1	\$	2,168.23	\$	2,168.23	DBI New Bern cost	
237 STORAGE 134									
238	Selective demolition: VCT floor	SF	34	\$	0.99	\$	33.66	RSM 09 05 05.20 - 0900	
239	Vinyl Composition Tile - 12"x12"	SF	34	\$	4.98	\$	169.32	DBI New Bern cost	
240	Vinyl Cove Base - 4"	LF	27	\$	4.11	\$	110.97	RSM 09 65 19.19 - 8450	
241	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	220	\$	1.20	\$	264.00	RSM 09 91 23.72 - 2410	
242	Paint CMU walls 8' - 15'	SF	55	\$	1.32	\$	72.60	RSM 09 91 23.72 - 8200	
243 CATERING KITCHEN 135									
244	Selective demolition: Ceramic tile floor	SF	164	\$	1.47	\$	241.08	RSM 09 05 05.20 - 2000	
245	Ceramic tile flooring	SF	164	\$	32.50	\$	5,330.00	RSM 09 31 13.10 - 9330	
246	Vinyl Cove Base - 4"	LF	51	\$	4.11	\$	209.61	RSM 09 65 19.19 - 8450	
247	Paint CMU walls 0' - 8' (clean + 2 finish coats, roller)	SF	407	\$	1.20	\$	488.40	RSM 09 91 23.72 - 2410	
248	Paint CMU walls 8' - 15'	SF	102	\$	1.32	\$	134.64	RSM 09 91 23.72 - 8200	
249	Interior Door - Type H	EA	1	\$	2,168.23	\$	2,168.23	DBI New Bern cost	
250	Appliances	EA	1	\$	6,500.00	\$	6,500.00	DBI New Bern cost	Refrigerator, ice maker, oven/range
251 BUILDING EXTERIOR									
252	Corridor 119A Exit Exterior aluminum doors w/frames	EA	2	\$	1,750.00	\$	3,500.00	0600	
253	Corridor 119A Exit Finish hardware - doors	EA	2	\$	2,608.00	\$	5,216.00	RSM 08 71 20.90 - 9000; 08 71 25.10 - 2650; 08 71 25.10 - 2700 ; 08 71 20.36 -	
254	Pressure wash	SF	6938	\$	1.50	\$	10,407.00	RSM 04 01 30.20 - 0420	
254	Replace exterior louver assemblies	EA	3	\$	69.94	\$	209.82	Current cost locally	
255	Test transformer box	HR	1	\$	80.01	\$	80.01	DBI New Bern cost	
256 ALLOWANCES									
257	Electrical	EA	1		\$30,000.00		\$30,000.00		Replace lower flooded outlets; selective rewiring to reconnect outlets using new wire
SUBTOTAL UNCOMPLETED PERMANENT WORK						\$	667,332		
UNCOMPLETED NON-PERMANENT ITEMS									
Mobilization, 5%						\$	33,367		
Contingency, 10%						\$	66,733		
SUBTOTAL NON-PERMANENT ITEMS						\$	100,100		
TOTAL BASE CONSTRUCTION COST						\$	767,432		

<b>TOTAL BASE CONSTRUCTION COST</b>	<b>\$</b>	<b>767,432</b>	
<b>GENERAL REQUIREMENTS and GENERAL CONDITIONS</b>			
Safety and Security, 4%	\$	30,697	
General Conditions, 4.25%	\$	32,616	
<b>SUBTOTAL</b>	<b>\$</b>	<b>830,745</b>	
<b>CONSTRUCTION COST CONTINGENCIES</b>			
Preliminary Engineering Analysis, 10%	\$	83,074	
Storage Contingencies, 1%	\$	8,307	
Staging Contingencies, 1%	\$	8,307	
<b>SUBTOTAL</b>	<b>\$</b>	<b>930,434</b>	
<b>GENERAL CONTRACTORS OVERHEAD and PROFIT</b>			
GC Overhead, 7.7%	\$	71,643	
GC Insurance, Payment & Performance Bonds, 3.3%	\$	30,704	
General Contractor Profit, 8%	\$	74,435	
<b>SUBTOTAL</b>	<b>\$</b>	<b>1,107,217</b>	
<b>COST ESCALATION FACTORS</b>			
Cost Escalation to Midpoint of Construction	\$	45,307	24 months design and construction
<b>SUBTOTAL</b>	<b>\$</b>	<b>1,152,524</b>	
<b>APPLICANT'S RESERVE FOR CHANGE ORDERS</b>			
Reserve for Change Orders, 4.6%	\$	53,016	
<b>SUBTOTAL</b>	<b>\$</b>	<b>1,205,540</b>	
<b>SUBTOTAL CONSTRUCTION COST</b>	<b>\$</b>	<b>1,205,540</b>	
<b>APPLICANT PROJECT MANAGEMENT AND DESIGN COSTS</b>			
PROJECT MANAGEMENT, 4.9%	\$	59,071	
DESIGN COSTS, 15.9%	\$	191,681	
PERMITTING, 1%	\$	12,055	
INSPECTION, 3%	\$	36,166	
<b>SUBTOTAL</b>	<b>\$</b>	<b>298,974</b>	April 2018
<b>TOTAL BUILDING REPAIR COST OPINION</b>	<b>\$</b>	<b>1,504,514</b>	

# Differential Settlement Repair Estimate Excluding Code and Ordinance Compliance



## Differential Settlement Repair Estimate Excluding Code and Ordinance Compliance

A detailed cost estimate has been prepared for repair of the Stanley White Recreation Center as described above. The cost to repair differential foundation settlement is added to this initial repair estimate. The proper foundation repair combines wood pilings and grade beams, which is the appropriate structural system standard for moisture sensitive supporting soils. Pilings penetrate an upper layer of clayey sands and sand clay soil. Experience guides us to anticipate unsuitable soils for a depth of about 10 to 20 feet in depth in this location, which results in a piling of about 35 to 45 feet in length to engage suitable soils. Grade beams are positioned beneath the slab to create a supporting grid that bridges unsuitable soils and distributes structural loads to pilings.

The process of installing pilings and grade beams beneath an existing concrete slab is best accomplished by separating the load bearing masonry walls from the slab while maintaining the roof structure intact. Buildings greater than 30 feet in width are compartmentalized into smaller sections to facilitate handling. Above slab building enclosures are lifted and temporarily relocated to accommodate pile driving equipment. Existing foundations are demolished, new foundations are installed and building enclosures are returned to the new foundation. Experience tells us that about 69% of above slab masonry will require lower edge reconstruction and vertical panel replacement where structural continuity is restored between the new foundation and roof. It is for this reason that demolition and replacement is the preferred method for addressing differential settlement problems in load bearing masonry buildings.

Installation of wood pilings and grade beams are anticipated to conflict with below slab waste piping. Figures anticipate the replacement of waste piping within the building footprint. Also, mechanical equipment is repositioned at grade and below grade electrical utility feeds are reconnected.

The total estimated repair cost of the Stanley White Recreation Center including differential settlement repair is \$8,195,963. This estimate accounts for damaged element repairs ultimately necessary to restore the building for continued use. It does not include any additional flood protection, such as elevating the building or other means of flood proofing. It also does not include current code or ordinance compliance for stormwater management infrastructure, automatic sprinkler system expanded coverage or enlarged parking stalls.

The detailed, itemized estimate is attached to this report.

**Hurricane Florence Disaster Recovery Assessment**  
**City of New Bern**  
New Bern, Craven County

**MBF Architects, P.A.**  
MBFA No: 1907

**Cost Estimate 1**

**Stanley White Recreation Center Differential Settlement Repair Cost**

July 24, 2019

Gross Area, Total	15,557	SF	AC	Acres	
Area of Basement	0	SF	AL	Allowance	
Area of First Floor	15,557	SF	CF	Cubic Feet	
Area of Second Floor	0	SF	CY	Cubic Yards	
Area of Third Floor	0	SF	EA	Each	
Footprint Perimeter	623	LF	FL	Flight of Stairs	
Lug Footer	47	LF	FX	Fixture	
Strip Footer	576	LF	LF	Linear Feet	
Partition Strip Footer	1,241	LF	LS	Lump Sum	
Foundation Wall	576	LF	MH	Manhour	
Foundation Wall Ht to FF	6	LF	MO	Month	
Basement Wall FI to FI Ht	0	LF	SF	Square Feet	
Column Spread Footers	0	EA	ST	Stall	
Exterior Walls	623	LF	SY	Square Yard	
Exterior Stud Wall	0	LF	TN	Ton	
Exterior Masonry Wall	623	LF			
Interior Walls	1,669	LF			
Interior Stud Partition	0	LF			
1 Hour Stud Partition	0	LF			
2 Hour Stud Partition	0	LF			
Interior Masonry Partition	0	LF			
Interior Masonry to Deck	1,669	LF			
Eave Height	15	LF			
Parapet Height	3	LF			
Typ Floor to Floor Height	15	LF	Duration of Construction	12	Months
Interior Partition Height	15	LF	Target Contract Awards	\$4,700,000	
Floor to Floor Height, Basement	0	LF			
Gross Roof Area	18,057	SF			
Roof Overhang & Soffit	88	LF			
Parapet Coping	158	LF			
Gross Window Area	681	SF			
Doors	48	EA			
Parking Stalls	82	EA			
Construction Limits	1.74	AC			
Property Acreage	16	AC			

Potential Tenant: Repair Current Recreation Center

Development Concept: Interior and Differential Settlement Repairs. Code and Ordinance Compliance is not Included

**Advance Planning**  
(AP, SD, DD, CD or BN)

Section	Description	Qty	Unit	Cost per Unit	Extension	Ck'd
GR	Equip Rental & Tools at \$2,800 per \$100,000	1	AL	\$131,600.00	\$131,600	
GR	Toilet Facilities (Construction Duration)	12	MO	\$100.00	\$1,200	
GR	Mobilization at \$584 per \$100,000	1	AL	\$27,448.00	\$27,448	
GR	Demobilization at \$584 per \$100,000	1	AL	\$27,448.00	\$27,448	
GR	Trash Removal at \$1,349 per \$100,000	1	AL	\$63,403.00	\$63,403	
GR	Final Cleaning (Gross Area, Total)	15,557	SF	\$0.41	\$6,378	
GR	Contract Closeout at \$100 per \$100,000	1	AL	\$4,700.00	\$4,700	
GR	Superintendent (Construction Duration)	12	MO	\$5,300.00	\$63,600	
01 50 10	Gravel Construction Entrance	19	CY	\$52.63	\$1,000	
01 50 10	Silt Fencing	480	LF	\$6.98	\$3,350	
01 50 10	Temp Seed & Mulch Construction Limits (Dress Grading)	6,693	SY	\$0.27	\$1,807	
01 73 00	Exterior Demolition, Asphalt, 10' Wide Strip	2,300	SF	\$1.63	\$3,749	
01 73 00	Exterior Demolition, Demolish Curb	230	SF	\$10.00	\$2,300	
01 73 00	Exterior Demolition, Remove Heating & Air Equip	2	EA	\$50.00	\$100	
01 73 00	Demolition, Concrete Slab, Excluding Locker Rooms	15,557	SF	\$1.00	\$15,557	
02 42 00	Lift, Relocate and Return Building, Excluding Locker Rooms	15,557	SF	\$73.77	\$1,147,640	
02 42 00	Place Temp Foundation Support Points and Demolish	15,557	SF	\$22.13	\$344,276	
02 42 00	Cutting, Temp Shoring, Max 30' Compartment Dim, 10' Width	545	LF	\$687.64	\$374,764	
02 42 00	Reassemble Compartmentalization, Weatherproof, 10' Width	545	LF	\$1,717.24	\$935,896	
02 42 00	Demolish Lug Footings, 1.7 SF X-Sec	47	LF	\$10.00	\$470	
02 42 00	Demolish Concrete Footings, 2'-2" Wide	1,817	LF	\$17.25	\$31,343	
02 42 00	Tip Fees, \$36.40/TN, 10 CY Dump, 1.5 Tons/CY, 1 Load per 200 SF	78	EA	\$546.00	\$42,471	
02 82 00	Air Monitoring	7,000	SF	\$0.70	\$4,900	
02 82 10	Asbestos Assessment	1	AL	\$5,000.00	\$5,000	
02 82 10	Asbestos Flooring Abatement	7,000	SF	\$5.96	\$41,720	
03 30 00	Concrete Accessories (Gross Area, Total)	15,557	SF	\$0.30	\$4,667	
03 30 10	Fiber Reinforced Vapor Barrier (First Floor Area)	15,557	SF	\$0.50	\$7,779	
03 30 10	Expansion Joint Filler, 0.5 inch by 4 inch	112	LF	\$0.35	\$39	
03 30 20	Concrete Formwork (Lug Footer)	47	LF	\$25.06	\$1,178	
03 30 30	Concrete Reinforcement (Footprint Perim + Part Strip Footer)	1,864	LF	\$24.15	\$45,016	
03 30 40	CIP, Lug Footings, 1.7 SF X-Sec (Lug Footer)	47	LF	\$136.00	\$6,392	
03 30 40	CIP, Concrete Footings, 2'-2" Wide (Strip Foot Perim + Part)	1,817	LF	\$61.00	\$110,837	
03 30 40	CIP, Slab on Grade, 4 Inch (First Floor)	15,557	SF	\$6.07	\$94,431	
03 30 40	CIP, Foundation Wall Grade Beam, 4 SF X-Section	190	LF	\$37.00	\$7,030	
03 30 40	CIP, Interior Wall Grade Beam, 3 SF X-Section	453	LF	\$28.00	\$12,684	
03 31 00	Concrete Testing	1	LS	\$500.00	\$500	
04 20 10	Mortar, Type S, 69%	10,734	SF	\$1.06	\$11,378	
04 20 10	Masonry Sand, 69%	10,734	SF	\$0.67	\$7,192	
04 20 10	Brick Ties, 69%	10,734	SF	\$1.04	\$11,164	
04 20 10	Mortar & Masonry Access, Fill Block Core w/ Grout, 69%	9,078	SF	\$11.19	\$101,587	
04 20 20	Concrete Masonry Units (LF Found Wall x Typ Found Ht x 2), 69%	4,769	SF	\$14.51	\$69,202	
04 20 20	Concrete Masonry Units (LF Ext Mas Wall x Typ FI to FI Ht), 69%	6,448	SF	\$14.51	\$93,561	
04 20 20	Concrete Mason to Deck (LF Int Mas Deck x Typ FI to FI Ht), 69%	17,274	SF	\$14.51	\$250,648	
04 20 20	Cut Masonry Control Joints (Perimeter/25")*Eave Ht, 69%	495	LF	\$8.45	\$4,186	
04 20 30	Brick Units (LF Ext Wall x Typ FI to FI Ht), 69%	6,448	SF	\$14.50	\$93,497	
04 20 30	Brick Units (LF Ext Wall x Typ Parapet Ht), 69%	1,290	SF	\$14.50	\$18,699	
04 50 00	Masonry Cleaning (LF Ext Wall x Typ FI to FI), 69%	6,448	SF	\$0.40	\$2,579	
04 50 00	Masonry Cleaning (LF Ext Wall x Parapet Height), 69%	1,290	SF	\$0.40	\$516	
04 90 00	Masonry Restoration, Grinding & Repointing, 10%	2,064	SF	\$7.00	\$14,448	
05 00 00	Miscellaneous Metal (Gross Area)	15,557	SF	\$0.48	\$7,467	
07 11 00	Through Wall Flashing (LF Exterior Wall x 1), Base Repairs	623	LF	\$4.17	\$2,598	
07 11 10	Dampproofing (LF Ext Mas Wall x Typ FI to FI Ht), 69%	6,448	SF	\$2.75	\$17,732	
07 21 00	Insulation, Rigid (Footprint Perimeter)	623	LF	\$4.00	\$2,492	
07 21 00	Insulation, Rigid (LF Ext Wall x Typ FI to FI Ht), 69%	6,448	SF	\$2.30	\$14,831	
07 21 50	Spray Foam Insulation, Wall/Roof Juncture (Ext Walls)	623	SF	\$5.64	\$3,514	
07 92 00	Caulking & Sealants (Gross Area, Total)	15,557	SF	\$0.40	\$6,223	
07 92 00	Caulking & Sealants, CJ/EJ (Cut Masonry Control Joints), 69%	342	LF	\$5.19	\$1,774	
09 91 00	Int Paint ((LF Ext Wall + (2 x LF Int Wall)) * Int Part Wall Ht), 3rd Coat	59,415	SF	\$0.55	\$32,678	
09 91 00	Exterior Painting-Trim, Doors (Hollow Metal Doors)	1	EA	\$50.00	\$50	

09 92 00	Repaint Prep (Ex Ext Wall * (2*Ex Int Wall) * Int Part Wall Ht)	59,415	SF	\$0.60	\$35,649
12 21 00	Window Treatment, Blinds (Windows)	681	SF	\$3.64	\$2,479
26 10 00	Temporary Electric Utility Disconnect, Bldg Lift, Relocate and Return	1	LS	\$1,500.00	\$1,500
26 10 00	Permanent Electric Utility Reconnect, Relocate and Return	1	LS	\$1,500.00	\$1,500
31 12 00	Site Prep, UC & Backfill, \$5.50 Equip/\$15.50 Mat, Allow 10%	115	CY	\$21.00	\$2,420
31 12 00	Site Prep, Building Pad, (First Flr Area x 2 FT Depth)/27 CF	1,152	CY	\$14.00	\$16,133
31 12 00	Site Prep, Dress Grading (Acers*4840)-(First Fl Area/9)	6,693	SY	\$2.70	\$18,071
31 12 10	Excavating & Detail Grading (Footprint Perim + Found Wall)	1,199	LF	\$5.40	\$6,475
31 12 10	Underslab Drainage Stone, No. 67 NCDOT, 4 Inches (1st Flr)	15,557	SF	\$0.50	\$7,779
31 12 20	Soils Testing	1	LS	\$500.00	\$500
31 31 00	Soil Poisoning (First Floor Area)	15,557	SF	\$0.75	\$11,668
31 62 00	Driven Wood Piles, 10" Tapered, 35' Long	5,390	LF	\$14.81	\$79,826
32 12 00	Curb & Gutter, 24" Machine Work	230	LF	\$14.50	\$3,335
32 12 10	Drive Surfacing, 8 Inch ABC	256	SY	\$13.06	\$3,343
32 12 10	Rough Grade Road Bed (Sum of Drive Surfacing)	256	SY	\$2.50	\$640
32 12 10	Fine Grade ABC Stone (Rough Grade Road Bed)	256	SY	\$0.75	\$192
32 12 10	2" I-2 Asphalt-Roadways	256	SY	\$14.40	\$3,686
32 12 20	Site Walks	2,925	SF	\$6.06	\$17,726
32 12 20	Site Walks, 5' x 5' Conc Pad, 4"	1	EA	\$500.00	\$500
32 12 20	Site Stairs	280	SF	\$24.24	\$6,787
32 12 30	Site Concrete Testing	1	LS	\$500.00	\$500
32 12 60	Traffic Marking (Disturbed Vehicle Stalls)	16	EA	\$96.80	\$1,549
32 92 00	Perm Seed & Mulch Construction Limits (Dress Grading)	6,693	SY	\$0.90	\$6,024
33 05 00	Temporary Sewer Plug, Slab Demolition	1	LS	\$1,500.00	\$1,500
33 05 00	Temporary Water Cap, Slab Demolition	1	LS	\$1,500.00	\$1,500
33 05 00	Sewer Reconnection	1	LS	\$1,500.00	\$1,500
33 05 00	Water Reconnection	1	LS	\$1,500.00	\$1,500
33 05 00	Water Test and Chlorinate	1	LS	\$1,500.00	\$1,500
33 05 00	Sewer Test	1	LS	\$600.00	\$600
			SF	\$294.21	\$4,577,070
22 00 00	Plumbing, 30%	15,557	SF	\$10.35	\$48,304
23 00 00	Mechanical, 5%	15,557	SF	\$21.03	\$16,358
26 00 00	Electrical, 5%	15,557	SF	\$18.21	\$14,165
			SF	\$49.59	\$78,827
Base Construction Cost					\$4,655,897
GC	General Conditions (Gross Area, Total)	15,557	SF	\$2.75	\$42,782
GC	Building Permits at \$6 per \$1,000	1	AL	\$28,200.00	\$28,200
GC	Surveying (Gross Area, Total)	15,557	SF	\$0.34	\$5,289
GC	Temporary Utilities at \$400 per \$100,000	1	AL	\$18,800.00	\$18,800
GC	Job Sign	1	EA	\$1,000.00	\$1,000
GC	Job Trailer	12	MO	\$350.00	\$4,200
GC	Safety & Security at 4.0%	1	AL	\$188,000	\$188,000
General Conditions					\$288,271
CC	Materials Testing at 2.0%	1	AL	\$94,000	\$94,000
CC	Storage at 1.0%	1	AL	\$47,000	\$47,000
CC	Staging at 1.0%	1	AL	\$47,000	\$47,000
Construction Cost Contingencies					\$94,000
OHP	Overhead at 7.7%	1	AL	\$361,900.00	\$361,900
OHP	Bond at 2.3%	1	AL	\$108,100.00	\$108,100
OHP	Insurance at 0.6%	1	AL	\$28,200.00	\$28,200
OHP	Profit at 3.3%	1	AL	\$155,100.00	\$155,100
General Contractor Overhead and Profit					\$653,300
MC	Cost Escalation to Construction Midpoint, 4.0% per Year	16	MO	0.003333333	\$250,667

OR	Owner Reserve at	3.0%	Change Orders	1	AL	\$141,000.00	\$141,000
						Construction Cost	\$6,083,135
Fees	Architectural at	3.5%		1	AL	\$212,909.73	\$212,910
Fees	Engineering at	2.5%		1	AL	\$152,078.38	\$152,078
Fees	Permitting at	1.0%		1	AL	\$60,831.35	\$60,831
Fees	Inspections at	3.0%		1	AL	\$182,494.06	\$182,494
						Project Management and Design Costs	\$608,314
						Repair Estimate Dated May 1, 2019	\$1,504,514
						Opinion of Probable Cost, Project Budget	\$8,195,963



# Differential Settlement Repair Estimate Inclusive of Code and Ordinance Compliance

## Differential Settlement Repair Estimate Inclusive of Code and Ordinance Compliance

A detailed cost estimate has been prepared for repair of the Stanley White Recreation Center including differential settlement repairs as described above. The cost to comply with current codes and ordinances is added to this repair estimate.

The building footprint and appurtenant utilities are elevated, such as grade accessed mechanical equipment and electrical transformer, thereby locating critical infrastructure elements above the regulatory flood plain. Approximately four feet of imported sand fill generally confined to the footprint perimeter is required.

The Stanley White Recreation Center is classified as a combination Group A-3, community hall use, and Group A-4, gymnasium use, of Type IIIB construction with an Assembly Occupancy. The facility accommodates approximately 560 persons. It was constructed without an automatic sprinkler system in compliance with codes prevailing at the time. The 2018 North Carolina State Building Code requires that Group A-3 and Group A-4 occupancies with an occupant load exceeding 300 persons have automatic sprinkler systems. As such, automatic sprinkler system coverage for the entirety of the footprint is included.

Approximately half of the parking area is elevated, easing the transition from a finish floor elevation above the regulatory flood plain downward to accessible parking. Terracing the grade minimizes the number of steps, or risers, and shortens the length of accessible ramps. Terracing also creates positive surface drainage away from building foundations, minimizing the potential for differential settlement. Approximately two feet of imported sand fill generally confined to the parking tier closest to the building is provided.

Approximately half of the parking area accommodates angled parking with a usable stall depth less than fifteen feet in length. City of New Bern ordinance requires a minimum usable parking stall depth of eighteen feet. Stall enlargement results in expansion of the parking area; however, insufficient land is available at the south property line. As such, the building repair anticipates adding approximately twenty feet of parking tier width at the adjoining property line to accommodate parking stall and vehicle circulation dimensions required by ordinance, and replacement foundations with contiguous constructions are shifted accordingly twenty feet to the north, including the baseball diamond.

The Stanley White Recreation Center was constructed without stormwater runoff management infrastructure in compliance with codes prevailing at the time. The North Carolina Department of Environmental Quality and North Carolina Coastal Area Management Act currently require the capture and management of the first two inches of stormwater for improvements that create more than 10,000 square feet of disturbed soils and impervious surfaces. Stormwater ponds are best located at the lowest grade relative to the site, and must have an overflow outlet at a high elevation relative to offsite infrastructure to maintain gravity drainage. The stormwater pond location meeting these requirements displaces two personal fitness areas. Construction of stormwater facilities with drainage piping that relocates the fitness areas and appurtenant graveled walking path to the northeast of the stormwater pond is included.

The total estimated repair cost of the Stanley White Recreation Center including differential settlement repair and compliance with codes and ordinances is \$10,612,196. This estimate accounts for damaged element repairs ultimately necessary to restore the building for continued use. It also includes additional flood protection, such as elevating the building and selected utility components, as well as compliance with current codes and ordinances.

The detailed, itemized estimate is attached to this report.

**Hurricane Florence Disaster Recovery Assessment**  
**City of New Bern**  
New Bern, Craven County

**MBF Architects, P.A.**  
MBFA No: 1907

**Cost Estimate 1**

**Stanley White Recreation Center Differential Settlement Repair Cost + Code and Ordinance Compliance**

August 1, 2019

Gross Area, Total	15,557	SF	AC	Acres	
Area of Basement	0	SF	AL	Allowance	
Area of First Floor	15,557	SF	CF	Cubic Feet	
Area of Second Floor	0	SF	CY	Cubic Yards	
Area of Third Floor	0	SF	EA	Each	
Footprint Perimeter	623	LF	FL	Flight of Stairs	
Lug Footer	47	LF	FX	Fixture	
Strip Footer	576	LF	LF	Linear Feet	
Partition Strip Footer	1,241	LF	LS	Lump Sum	
Foundation Wall	576	LF	MH	Manhour	
Foundation Wall Ht to FF	6	LF	MO	Month	
Basement Wall FI to FI Ht	0	LF	SF	Square Feet	
Column Spread Footers	0	EA	ST	Stall	
Exterior Walls	623	LF	SY	Square Yard	
Exterior Stud Wall	0	LF	TN	Ton	
Exterior Masonry Wall	623	LF			
Interior Walls	1,669	LF			
Interior Stud Partition	0	LF			
1 Hour Stud Partition	0	LF			
2 Hour Stud Partition	0	LF			
Interior Masonry Partition	0	LF			
Interior Masonry to Deck	1,669	LF			
Eave Height	15	LF			
Parapet Height	3	LF			
Typ Floor to Floor Height	15	LF	Duration of Construction	12	Months
Interior Partition Height	15	LF	Target Contract Awards	\$6,370,000	
Floor to Floor Height, Basement	0	LF			
Gross Roof Area	18,057	SF			
Roof Overhang & Soffit	88	LF			
Parapet Coping	158	LF			
Gross Window Area	681	SF			
Doors	48	EA			
Parking Stalls	82	EA			
Construction Limits	6.40	AC			
Property Acreage	16.00	AC			

Potential Tenant: Repair Current Recreation Center

Development Concept: Interior and Differential Settlement Repairs. Elevate Building Above Flood Plain and Terrace back to Grade

**Advance Planning**  
(AP, SD, DD, CD or BN)

Section	Description	Qty	Unit	Cost per Unit	Extension	Ck'd
GR	Equip Rental & Tools at \$1,150 per \$100,000	1	AL	\$73,255.00	\$73,255	
GR	Toilet Facilities (Construction Duration)	12	MO	\$100.00	\$1,200	
GR	Mobilization at \$584 per \$100,000	1	AL	\$37,200.80	\$37,201	
GR	Demobilization at \$584 per \$100,000	1	AL	\$37,200.80	\$37,201	
GR	Trash Removal at \$1,349 per \$100,000	1	AL	\$85,931.30	\$85,931	
GR	Final Cleaning (Gross Area, Total)	15,557	SF	\$0.41	\$6,378	
GR	Contract Closeout at \$100 per \$100,000	1	AL	\$6,370.00	\$6,370	
GR	Superintendent (Construction Duration)	12	MO	\$5,300.00	\$63,600	
01 21 00	Allowances-Speakers, Fire Alarm, Telecommunications, HW	1	AL	\$9,600.00	\$9,600	
01 50 10	Gravel Construction Entrance	19	CY	\$52.63	\$1,000	
01 50 10	Silt Fencing	480	LF	\$6.98	\$3,350	
01 50 10	Temp Seed & Mulch Construction Limits (Dress Grading)	29,247	SY	\$0.27	\$7,897	
01 73 00	Exterior Demolition, Remove Light Poles	8	EA	\$1,090.50	\$8,724	
01 73 00	Exterior Demolition, Asphalt	4,356	SF	\$1.63	\$7,100	
01 73 00	Exterior Demolition, Demolish Curb	1,270	SF	\$10.00	\$12,700	
01 73 00	Exterior Demolition, Remove Heating & Air Equip	8	EA	\$50.00	\$400	
02 42 00	Lift, Relocate and Return Building, Excluding Locker Rooms	15,557	SF	\$73.77	\$1,147,640	
02 42 00	Place Temp Foundation Support Points and Demolish	15,557	SF	\$22.13	\$344,276	
02 42 00	Cutting, Temp Shoring, Max 30' Compartment Dim, 10' Width	545	LF	\$687.64	\$374,764	
02 42 00	Reassemble Compartmentalization, Weatherproof, 10' Width	545	LF	\$1,717.24	\$935,896	
02 42 00	Demolish Lug Footings, 1.7 SF X-Sec	47	LF	\$10.00	\$470	
02 42 00	Demolish Concrete Footings, 2'-2" Wide	1,817	LF	\$17.25	\$31,343	
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03 30 40	CIP, Concrete Footings, 2'-2" Wide (Strip Foot Perim + Part)	1,817	LF	\$61.00	\$110,837	
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04 20 10	Mortar & Masonry Access, Fill Block Core w/ Grout, 69%	9,078	SF	\$11.19	\$101,587	
04 20 20	Concrete Masonry Units (LF Found Wall x Typ Found Ht x 2), 69%	4,769	SF	\$14.51	\$69,202	
04 20 20	Concrete Masonry Units (LF Ext Mas Wall x Typ FI to FI Ht), 69%	6,448	SF	\$14.51	\$93,561	
04 20 20	Concrete Mason to Deck (LF Int Mas Deck x Typ FI to FI Ht), 69%	17,274	SF	\$14.51	\$250,648	
04 20 20	Concrete Mason, Retaining Walls	5,642	SF	\$14.51	\$81,865	
04 20 20	Cut Masonry Control Joints (Perimeter/25')*Eave Ht, 69%	495	LF	\$8.45	\$4,186	
04 20 30	Brick Units (LF Ext Wall x Typ FI to FI Ht), 69%	6,448	SF	\$14.50	\$93,497	
04 20 30	Brick Units (LF Ext Wall x Typ Parapet Ht), 69%	1,290	SF	\$14.50	\$18,699	
04 20 30	Brick Units, Retaining Walls (Concrete Masonry Retaining Walls)	8,463	SF	\$14.50	\$122,714	
04 20 40	Architectural Masonry	0	SF	\$3.40	\$0	
04 50 00	Masonry Cleaning (LF Ext Wall x Typ FI to FI), 69%	6,448	SF	\$0.40	\$2,579	
04 50 00	Masonry Cleaning (LF Ext Wall x Parapet Height), 69%	1,290	SF	\$0.40	\$516	
04 90 00	Masonry Restoration, Grinding & Repointing, 10%	2,064	SF	\$7.00	\$14,448	
05 00 00	Miscellaneous Metal (Gross Area)	15,557	SF	\$0.48	\$7,467	
07 11 00	Through Wall Flashing (LF Exterior Wall x 1) Base Repairs	623	LF	\$4.17	\$2,598	
07 11 10	Dampproofing (LF Ext Mas Wall x Typ FI to FI Ht), 69%	6,448	SF	\$2.75	\$17,732	
07 21 00	Insulation, Rigid (Footprint Perimeter)	623	LF	\$4.00	\$2,492	
07 21 00	Insulation, Rigid (LF Ext Wall x Typ FI to FI Ht), 69%	6,448	SF	\$2.30	\$14,831	
07 21 50	Spray Foam Insulation, Wall/Roof Juncture (Ext Walls)	623	SF	\$5.64	\$3,514	

07 92 00	Caulking & Sealants (Gross Area, Total)	15,557	SF	\$0.40	\$6,223
07 92 00	Caulking & Sealants, CJ/EJ (Cut Masonry Control Joints), 69%	495	LF	\$5.19	\$2,571
09 51 00	Acoustical Tile Ceilings (Gross Floor Area)	8,075	SF	\$2.62	\$21,157
09 51 50	Interior Demolition, Remove ATC (Ex Gross Area)	8,075	SF	\$0.50	\$4,038
09 91 00	Int Paint ((LF Ext Wall + (2 x LF Int Wall)) * Int Part Wall Ht). 3rd Coat	59,415	SF	\$0.55	\$32,678
09 91 00	Exterior Painting-Trim, Doors (Hollow Metal Doors)	1	EA	\$50.00	\$50
09 92 00	Repaint Prep (Ex Ext Wall * (2*Ex Int Wall) * Int Part Wall Ht)	59,415	SF	\$0.60	\$35,649
12 21 00	Window Treatment, Blinds (Windows)	681	SF	\$3.64	\$2,479
26 10 00	Temporary Electric Utility Disconnect, Bldg Lift, Relocate and Return	1	LS	\$1,500.00	\$1,500
26 10 00	Permanent Electric Utility Reconnect, Relocate and Return	1	LS	\$1,500.00	\$1,500
26 10 00	Electrical Sleeves, 4 Inch Diameter	90	LF	\$5.00	\$450
26 10 40	Elec Fixtures, Head, Pole w/ Conc Base (Vehicle Stalls/10)	8	EA	\$3,593.00	\$29,463
31 12 00	Site Prep, Stripping ((AC x 43560 SF x 0.5 FT Depth)/27 CF))	5,163	CY	\$3.75	\$19,360
31 12 00	Site Prep, Compact Subgrade (First Floor Area / 9 SF)	1,729	SY	\$2.00	\$3,457
31 12 00	Site Prep, Replacement Backfill to Original Grade (Stripping)	5,163	CY	\$18.00	\$92,928
31 12 00	Site Prep, Elevate from 6' to 8'	2,667	CY	\$18.00	\$48,006
31 12 00	Site Prep, Elevate from 8' to 10'	1,085	CY	\$18.00	\$19,530
31 12 00	Site Prep, Relocate Ball Fields	1,501	CY	\$18.00	\$27,018
31 12 00	Site Prep, UC & Backfill, \$5.50 Equip/\$15.50 Mat, Allow 10%	115	CY	\$21.00	\$2,420
31 12 00	Site Prep, Building Pad, (First Flr Area x 2 FT Depth)/27 CF	1,152	CY	\$14.00	\$16,133
31 12 00	Site Prep, Dress Grading (Acers*4840)-(First Fl Area/9)	29,247	SY	\$2.70	\$78,968
31 12 00	Ditching, 16 Foot Mouth by 8 Foot Depth, 2.4 CF per Foot	20	LF	\$7.85	\$157
31 12 10	Excavating & Detail Grading (Footprint Perim + Found Wall)	1,199	LF	\$5.40	\$6,475
31 12 10	Underslab Drainage Stone, No. 67 NCDOT, 4 Inches (1st Flr)	15,557	SF	\$0.50	\$7,779
31 12 20	Soils Testing	1	LS	\$500.00	\$500
31 31 00	Soil Poisoning (First Floor Area)	15,557	SF	\$0.75	\$11,668
31 62 00	Driven Wood Piles, 10" Tapered, 35' Long	5,390	LF	\$14.81	\$79,826
32 12 00	Curb & Gutter, 24" Machine Work	1,385	LF	\$14.50	\$20,083
32 12 00	Valley Gutter, 24"	45	LF	\$20.00	\$900
32 12 10	Drive Surfacing, 8 Inch ABC	4,356	SY	\$13.06	\$56,889
32 12 10	Rough Grade Road Bed (Sum of Drive Surfacing)	4,356	SY	\$2.50	\$10,890
32 12 10	Fine Grade ABC Stone (Rough Grade Road Bed)	4,356	SY	\$0.75	\$3,267
32 12 10	2" I-2 Asphalt-Roadways	4,356	SY	\$14.40	\$62,726
32 12 20	Site Walks	2,925	SF	\$6.06	\$17,726
32 12 20	Site Walks, 5' x 5' Conc Pad, 4"	1	EA	\$500.00	\$500
32 12 20	Site Stairs	280	SF	\$24.24	\$6,787
32 12 30	Site Concrete Testing	1	LS	\$500.00	\$500
32 12 60	Traffic Marking (Vehicle Stalls)	82	EA	\$96.80	\$7,938
32 12 60	Traffic Marking, Basket Ball Court	478	LF	\$2.42	\$1,157
32 31 00	Double Swing Gate, 15' Clear	1	EA	\$2,253.00	\$2,253
32 31 00	Terminal Post, Gate Post	8	EA	\$50.00	\$400
32 31 00	Fences & Gates, 6'	920	LF	\$21.27	\$19,568
32 31 10	Extruded Aluminum Fences & Gates, 6'	82	LF	\$93.00	\$7,626
32 32 00	Segmented Retaining Wall System Engineering	1	LS	\$2,500.00	\$2,500
32 32 00	Segmented Retaining Wall System	1,380	SF	\$18.00	\$24,840
32 92 00	Perm Seed & Mulch Construction Limits (Dress Grading)	29,247	SY	\$0.90	\$26,323
32 92 00	Grass Sod, Ball Field	4,503	SY	\$3.90	\$17,562
32 93 00	Landscaping, 1 Tree per 10 Spaces	8	EA	\$2,200.00	\$18,040
32 93 00	Shrubs, 2 Gallon, 4' OC x 600 LF	150	EA	\$40.00	\$6,000
33 05 00	Temporary Sewer Plug, Slab Demolition	1	LS	\$1,500.00	\$1,500
33 05 00	Temporary Water Cap, Slab Demolition	1	LS	\$1,500.00	\$1,500
33 05 00	Sewer Reconnection	1	LS	\$1,500.00	\$1,500
33 05 00	Water Reconnection	1	LS	\$1,500.00	\$1,500
33 05 00	Water Test and Chlorinate	1	LS	\$1,500.00	\$1,500
33 05 00	Sewer Test	1	LS	\$600.00	\$600
33 10 00	Stormwater 4" Cleanout w/ 2' x 2' x 6" Conc Pad, 100 FT Intervals	5	EA	\$250.00	\$1,250
33 10 00	Stormwater Structures, Catch Basins	6	EA	\$1,718.75	\$10,313
33 10 00	Sewer 4" Cleanout w/ 2' x 2' x 6" Conc Pad, 100 FT Intervals	6	EA	\$250.00	\$1,500
33 10 00	Cast Iron Downspout Boots	6	EA	\$228.75	\$1,373
33 10 00	Elevator Oil Interceptor, 300 Gallons	1	EA	\$1,275.00	\$1,275
33 10 00	Fire Hydrant	1	EA	\$2,300.00	\$2,300
33 30 00	Concrete Water Meter Vault	1	EA	\$10,093.00	\$10,093
33 30 00	Water Main Tap and Saddle, 6"	1	EA	\$2,850.00	\$2,850
33 30 00	Water Utilities, 3" PVC	60	LF	\$6.50	\$390



33 30 00	Water Utilities, 3" Fittings	2	EA	\$150.00	\$300
33 30 00	Water Utilities, 2" PVC	60	LF	\$8.00	\$480
33 30 00	Water Utilities, 2" Fittings	2	EA	\$150.00	\$300
33 30 00	Water Utilities, 3" Valve	1	EA	\$275.00	\$275
33 30 00	Water Utilities, 2" Valve	1	EA	\$225.00	\$225
33 30 00	Sewer Utilities, 1.25" Force Main	160	LF	\$7.50	\$1,200
33 30 00	Sewer Utilities, 6" Cast Iron Including Fittings	60	LF	\$28.00	\$1,680
33 41 00	PVC, Stormwater Piping, 6"	590	LF	\$8.00	\$4,720
33 41 00	Reinforced Conc, Stormwater Piping, 24"	360	LF	\$35.00	\$12,600
33 41 00	Flared End Section, 18" to 24"	1	EA	\$600.00	\$600
33 41 00	Flared End Section, 12" to 15"	1	EA	\$300.00	\$300
33 41 00	Pond Outlet Devices, Overflow Riser	30	LF	\$216.67	\$6,500
33 41 00	Corrugated Metal Pipe, 18"	20	LF	\$20.00	\$400
33 41 00	Stormwater Pond	831	CY	\$8.79	\$7,304
			SF	\$350.68	\$5,455,592
22 00 00	Plumbing	15,557	SF	\$10.35	\$161,015
21 00 00	Fire Protection	15,557	SF	\$4.50	\$70,007
23 00 00	Mechanical	15,557	SF	\$21.03	\$327,164
26 00 00	Electrical	15,557	SF	\$18.21	\$283,293
28 31 00	Fire Alarm System	15,557	SF	\$4.32	\$67,206
			SF	\$58.41	\$908,684
Base Construction Cost					\$6,364,277

GC	General Conditions (Gross Area, Total)		15,557	SF	\$2.75	\$42,782
GC	Building Permits at \$6	per \$1,000	1	AL	\$38,220.00	\$38,220
GC	Surveying (Gross Area, Total)		15,557	SF	\$0.34	\$5,289
GC	Temporary Utilities at \$400	per \$100,000	1	AL	\$25,480.00	\$25,480
GC	Job Sign		1	EA	\$1,000.00	\$1,000
GC	Job Trailer		12	MO	\$350.00	\$4,200
GC	Safety & Security at 4.0%		1	AL	\$254,800	\$254,800
General Conditions						\$371,771
CC	Materials Testing at 2.0%		1	AL	\$127,400	\$127,400
CC	Storage at 1.0%		1	AL	\$63,700	\$63,700
CC	Staging at 1.0%		1	AL	\$63,700	\$63,700
Construction Cost Contingencies						\$127,400
OHP	Overhead at 7.7%		1	AL	\$490,490.00	\$490,490
OHP	Bond at 2.3%		1	AL	\$146,510.00	\$146,510
OHP	Insurance at 0.6%		1	AL	\$38,220.00	\$38,220
OHP	Profit at 3.3%		1	AL	\$210,210.00	\$210,210
General Contractor Overhead and Profit						\$885,430
MC	Cost Escalation to Construction Midpoint, 4.0% per Year		16	MO	0.003333333	\$339,733
OR	Owner Reserve at 3.0%	Change Orders	1	AL	\$191,100.00	\$191,100
Construction Cost						\$8,279,711
Fees	Architectural at 3.5%		1	AL	\$289,789.89	\$289,790
Fees	Engineering at 2.5%		1	AL	\$206,992.78	\$206,993
Fees	Permitting at 1.0%		1	AL	\$82,797.11	\$82,797
Fees	Inspections at 3.0%		1	AL	\$248,391.33	\$248,391
Project Management and Design Costs						\$827,971
Repair Estimate Dated May 1, 2019						\$1,504,514
Opinion of Probable Cost, Project Budget						\$10,612,196

# Repair Estimate Inclusive of Code and Ordinance Compliance, but Excluding Differential Settlement Repair

## Repair Estimate Inclusive of Code and Ordinance Compliance, but Excluding Differential Settlement Repair

A detailed cost estimate has been prepared for repair of the Stanley White Recreation Center including code and ordinance compliance repairs. The cost to repair differential settlement repair has been removed from this estimate at the request of FEMA. Notwithstanding, load bearing masonry walls are observed to have settlement cracks in multiple locations. Interviews with personnel familiar with the history of the Stanley White Recreation Center have confirmed that the presence of these types of deficiencies are more apparent and numerous since the flooding.

The building footprint and appurtenant utilities are elevated, such as grade accessed mechanical equipment and electrical transformer, thereby locating critical infrastructure elements above the regulatory flood plain. Approximately four feet of imported sand fill generally confined to the footprint perimeter is required.

The Stanley White Recreation Center is classified as a combination Group A-3, community hall use, and Group A-4, gymnasium use, of Type IIIB construction with an Assembly Occupancy. The facility accommodates approximately 560 persons. It was constructed without an automatic sprinkler system in compliance with codes prevailing at the time. The 2018 North Carolina State Building Code requires that Group A-3 and Group A-4 occupancies with an occupant load exceeding 300 persons have automatic sprinkler systems. As such, automatic sprinkler system coverage for the entirety of the footprint is included.

Approximately half of the parking area is elevated, easing the transition from a finish floor elevation above the regulatory flood plain downward to accessible parking. Terracing the grade minimizes the number of steps, or risers, and shortens the length of accessible ramps. Terracing also creates positive surface drainage away from building foundations, minimizing the potential for differential settlement. Approximately two feet of imported sand fill generally confined to the parking tier closest to the building is provided.

Approximately half of the parking area accommodates angled parking with a usable stall depth less than fifteen feet in length. City of New Bern ordinance requires a minimum usable parking stall depth of eighteen feet. Stall enlargement results in expansion of the parking area; however, insufficient land is available at the south property line. As such, the building repair anticipates adding approximately twenty feet of parking tier width at the adjoining property line to accommodate parking stall and vehicle circulation dimensions required by ordinance, and replacement foundations with contiguous constructions are shifted accordingly twenty feet to the north, including the baseball diamond.

The Stanley White Recreation Center was constructed without stormwater runoff management infrastructure in compliance with codes prevailing at the time. The North Carolina Department of Environmental Quality and North Carolina Coastal Area Management Act currently require the capture and management of the first two inches of stormwater for improvements that create more than 10,000 square feet of disturbed soils and impervious surfaces. Stormwater ponds are best located at the lowest grade relative to the site, and must have an overflow outlet at a high elevation relative to offsite infrastructure to maintain gravity drainage. The stormwater pond location meeting these requirements displaces two personal fitness areas. Construction of stormwater facilities with drainage piping that relocates the fitness areas and appurtenant graveled walking path to the northeast of the stormwater pond is included.

The total estimated repair cost of the Stanley White Recreation Center excluding differential settlement repair and including compliance with codes and ordinances is \$11,089,937. This estimate accounts for damaged element repairs ultimately necessary to restore the building for continued use. It also includes additional flood

protection, such as elevating the building and selected utility components, as well as compliance with current codes and ordinances.

The detailed, itemized estimate is attached to this report.



**Hurricane Florence Disaster Recovery Assessment**  
**City of New Bern**  
New Bern, Craven County

**MBF Architects, P.A.**  
MBFA No: 1907

**Cost Estimate 1**

**Stanley White Recreation Center Code and Ordinance Compliance Repair Cost, Excluding Differential Settlement**

October 22, 2019

Gross Area, Total	18,057	SF	AC	Acres		
Area of Basement	0	SF	AL	Allowance		
Area of First Floor	18,057	SF	CF	Cubic Feet		
Area of Second Floor	0	SF	CY	Cubic Yards		
Area of Third Floor	0	SF	EA	Each		
Footprint Perimeter	623	LF	FL	Flight of Stairs		
Lug Footer	47	LF	FX	Fixture		
Strip Footer	576	LF	LF	Linear Feet		
Partition Strip Footer	1,241	LF	LS	Lump Sum		
Foundation Wall	576	LF	MH	Manhour		
Foundation Wall Ht to FF	6	LF	MO	Month		
Basement Wall FI to FI Ht	0	LF	SF	Square Feet		
Column Spread Footers	0	EA	ST	Stall		
Exterior Walls	623	LF	SY	Square Yard		
Exterior Stud Wall	0	LF	TN	Ton		
Exterior Masonry Wall	623	LF				
Interior Walls	1,669	LF				
Interior Stud Partition	0	LF				
1 Hour Stud Partition	0	LF				
2 Hour Stud Partition	0	LF				
Interior Masonry Partition	0	LF				
Interior Masonry to Deck	1,669	LF				
Eave Height	15	LF				
Parapet Height	3	LF				
Typ Floor to Floor Height	15	LF	Duration of Construction	12	Months	
Interior Partition Height	15	LF	Target Contract Awards	\$6,700,000		
Floor to Floor Height, Basement	0	LF				
Gross Roof Area	18,057	SF				
Roof Overhang & Soffit	88	LF				
Parapet Coping	158	LF				
Gross Window Area	681	SF				
Doors	48	EA				
Parking Stalls	82	EA				
Construction Limits	6.40	AC				
Property Acreage	16.00	AC				

Potential Tenant: Repair Current Recreation Center

Development Concept: Interior and Code Compliance Repairs. Elevate Building Above Flood Plain and Terrace back to Grade

**Advance Planning**  
(AP, SD, DD, CD or BN)

Section	Description	Qty	Unit	Cost per Unit	Extension	Ck'd
GR	Equip Rental & Tools at \$1,150 per \$100,000	1	AL	\$77,050.00	\$77,050	
GR	Toilet Facilities (Construction Duration)	12	MO	\$100.00	\$1,200	
GR	Mobilization at \$584 per \$100,000	1	AL	\$39,128.00	\$39,128	
GR	Demobilization at \$584 per \$100,000	1	AL	\$39,128.00	\$39,128	
GR	Trash Removal at \$1,349 per \$100,000	1	AL	\$90,383.00	\$90,383	
GR	Final Cleaning (Gross Area, Total)	18,057	SF	\$0.41	\$7,403	
GR	Contract Closeout at \$100 per \$100,000	1	AL	\$6,700.00	\$6,700	
GR	Superintendent (Construction Duration)	12	MO	\$5,300.00	\$63,600	
01 50 10	Gravel Construction Entrance	19	CY	\$52.63	\$1,000	
01 50 10	Silt Fencing	480	LF	\$6.98	\$3,350	
01 50 10	Temp Seed & Mulch Construction Limits (Dress Grading)	28,970	SY	\$0.27	\$7,822	
01 73 00	Exterior Demolition, Remove Light Poles	8	EA	\$1,090.50	\$8,724	
01 73 00	Exterior Demolition, Asphalt	4,356	SF	\$1.63	\$7,100	
01 73 00	Exterior Demolition, Demolish Curb	1,270	SF	\$10.00	\$12,700	
01 73 00	Exterior Demolition, Remove Heating & Air Equip	8	EA	\$50.00	\$400	
02 42 00	Lift, Relocate and Return Building	18,057	SF	\$73.77	\$1,332,065	
02 42 00	Place Temp Foundation Support Points and Demolish	18,057	SF	\$22.13	\$399,601	
02 42 00	Cutting, Temp Shoring, Max 30' Compartment Dim, 10' Width	545	LF	\$687.64	\$374,764	
02 42 00	Reassemble Compartmentalization, Weatherproof, 10' Width	545	LF	\$1,717.24	\$935,896	
02 42 00	Demolish Lug Footings, 1.7 SF X-Sec	47	LF	\$10.00	\$470	
02 42 00	Demolish Concrete Footings, 2'-2" Wide	1,817	LF	\$17.25	\$31,343	
02 42 00	Tip Fees, \$36.40/TN, 10 CY Dump, 1.5 Tons/CY, 1 Load per 200 SF	78	EA	\$546.00	\$42,471	
02 82 00	Air Monitoring	7,000	SF	\$0.70	\$4,900	
02 82 10	Asbestos Assessment	1	AL	\$5,000.00	\$5,000	
02 82 10	Asbestos Flooring Abatement	7,000	SF	\$5.96	\$41,720	
03 30 00	Concrete Accessories (Gross Area, Total)	18,057	SF	\$0.30	\$5,417	
03 30 10	Fiber Reinforced Vapor Barrier (First Floor Area)	18,057	SF	\$0.50	\$9,029	
03 30 10	Expansion Joint Filler, 0.5 inch by 4 inch	112	LF	\$0.35	\$39	
03 30 20	Concrete Formwork (Lug Footer)	47	LF	\$25.06	\$1,178	
03 30 30	Concrete Reinforcement (Footprint Perim + Part Strip Footer)	1,864	LF	\$24.15	\$45,016	
03 30 40	CIP, Lug Footings, 1.7 SF X-Sec (Lug Footer)	47	LF	\$136.00	\$6,392	
03 30 40	CIP, Concrete Footings, 2'-2" Wide (Strip Foot Perim + Part)	1,817	LF	\$61.00	\$110,837	
03 30 40	CIP, Slab on Grade, 4 Inch (First Floor)	18,057	SF	\$6.07	\$109,606	
03 30 40	CIP, Foundation Wall Grade Beam, 4 SF X-Section	190	LF	\$37.00	\$7,030	
03 30 40	CIP, Interior Wall Grade Beam, 3 SF X-Section	453	LF	\$28.00	\$12,684	
03 31 00	Concrete Testing	1	LS	\$500.00	\$500	
04 20 10	Mortar, Type S, 69%	12,459	SF	\$1.06	\$13,207	
04 20 10	Masonry Sand, 69%	12,459	SF	\$0.67	\$8,348	
04 20 10	Brick Ties, 69%	12,459	SF	\$1.04	\$12,958	
04 20 10	Mortar & Masonry Access, Fill Block Core w/ Grout, 69%	9,078	SF	\$11.19	\$101,587	
04 20 20	Concrete Masonry Units (LF Found Wall x Typ Found Ht x 2), 69%	4,769	SF	\$14.51	\$69,202	
04 20 20	Concrete Masonry Units (LF Ext Mas Wall x Typ FI to FI Ht), 69%	6,448	SF	\$14.51	\$93,561	
04 20 20	Concrete Mason to Deck (LF Int Mas Deck x Typ FI to FI Ht), 69%	17,274	SF	\$14.51	\$250,648	
04 20 20	Concrete Mason, Retaining Walls	5,642	SF	\$14.51	\$81,865	
04 20 20	Cut Masonry Control Joints (Perimeter/25')*Eave Ht, 69%	495	LF	\$8.45	\$4,186	
04 20 30	Brick Units (LF Ext Wall x Typ FI to FI Ht), 69%	6,448	SF	\$14.50	\$93,497	
04 20 30	Brick Units (LF Ext Wall x Typ Parapet Ht), 69%	1,290	SF	\$14.50	\$18,699	
04 20 30	Brick Units, Retaining Walls (Concrete Masonry Retaining Walls)	8,463	SF	\$14.50	\$122,714	
04 20 40	Architectural Masonry	0	SF	\$3.40	\$0	
04 50 00	Masonry Cleaning (LF Ext Wall x Typ FI to FI), 69%	6,448	SF	\$0.40	\$2,579	
04 50 00	Masonry Cleaning (LF Ext Wall x Parapet Height), 69%	1,290	SF	\$0.40	\$516	
04 90 00	Masonry Restoration, Grinding & Repointing, 10%	2,064	SF	\$7.00	\$14,448	
05 00 00	Miscellaneous Metal (Gross Area)	18,057	SF	\$0.48	\$8,667	
07 11 00	Through Wall Flashing (LF Exterior Wall x 1) Base Repairs	623	LF	\$4.17	\$2,598	
07 11 10	Dampproofing (LF Ext Mas Wall x Typ FI to FI Ht), 69%	6,448	SF	\$2.75	\$17,732	
07 21 00	Insulation, Rigid (Footprint Perimeter)	623	LF	\$4.00	\$2,492	
07 21 00	Insulation, Rigid (LF Ext Wall x Typ FI to FI Ht), 69%	6,448	SF	\$2.30	\$14,831	
07 21 50	Spray Foam Insulation, Wall/Roof Junction (Ext Walls)	623	SF	\$5.64	\$3,514	
07 92 00	Caulking & Sealants (Gross Area, Total)	18,057	SF	\$0.40	\$7,223	

07 92 00	Caulking & Sealants, C/J/EJ (Cut Masonry Control Joints), 69%	495	LF	\$5.19	\$2,571
09 51 00	Acoustical Tile Ceilings (Gross Floor Area)	8,075	SF	\$2.62	\$21,157
09 51 50	Interior Demolition, Remove ATC (Ex Gross Area)	8,075	SF	\$0.50	\$4,038
09 91 00	Int Paint ((LF Ext Wall + (2 x LF Int Wall)) * Int Part Wall Ht). 3rd Coat	59,415	SF	\$0.55	\$32,678
09 91 00	Exterior Painting-Trim, Doors (Hollow Metal Doors)	1	EA	\$50.00	\$50
09 92 00	Repaint Prep (Ex Ext Wall * (2*Ex Int Wall) * Int Part Wall Ht)	59,415	SF	\$0.60	\$35,649
12 21 00	Window Treatment, Blinds (Windows)	681	SF	\$3.64	\$2,479
26 10 00	Temporary Electric Utility Disconnect, Bldg Lift, Relocate and Return	1	LS	\$1,500.00	\$1,500
26 10 00	Permanent Electric Utility Reconnect, Relocate and Return	1	LS	\$1,500.00	\$1,500
26 10 00	Electrical Sleeves, 4 Inch Diameter	90	LF	\$5.00	\$450
26 10 40	Elec Fixtures, Head, Pole w/ Conc Base (Vehicle Stalls/10)	8	EA	\$3,593.00	\$29,463
31 12 00	Site Prep, Stripping ((AC x 43560 SF x 0.5 FT Depth)/27 CF))	5,163	CY	\$3.75	\$19,360
31 12 00	Site Prep, Compact Subgrade (First Floor Area / 9 SF)	2,006	SY	\$2.00	\$4,013
31 12 00	Site Prep, Replacement Backfill to Original Grade (Stripping)	5,163	CY	\$18.00	\$92,928
31 12 00	Site Prep, Elevate from 6' to 8'	2,667	CY	\$18.00	\$48,006
31 12 00	Site Prep, Elevate from 8' to 10'	1,085	CY	\$18.00	\$19,530
31 12 00	Site Prep, Relocate Ball Fields	1,501	CY	\$18.00	\$27,018
31 12 00	Site Prep, UC & Backfill, \$5.50 Equip/\$15.50 Mat, Allow 10%	134	CY	\$21.00	\$2,809
31 12 00	Site Prep, Building Pad, (First Flr Area x 2 FT Depth)/27 CF	1,338	CY	\$14.00	\$18,726
31 12 00	Site Prep, Dress Grading (Acers*4840)-(First Fl Area/9)	28,970	SY	\$2.70	\$78,218
31 12 00	Ditching, 16 Foot Mouth by 8 Foot Depth, 2.4 CF per Foot	20	LF	\$7.85	\$157
31 12 10	Excavating & Detail Grading (Footprint Perim + Found Wall)	1,199	LF	\$5.40	\$6,475
31 12 10	Underslab Drainage Stone, No. 67 NCDOT, 4 Inches (1st Flr)	18,057	SF	\$0.50	\$9,029
31 12 20	Soils Testing	1	LS	\$500.00	\$500
31 31 00	Soil Poisoning (First Floor Area)	18,057	SF	\$0.75	\$13,543
31 62 00	Driven Wood Piles, 10" Tapered, 35' Long	5,390	LF	\$14.81	\$79,826
32 12 00	Curb & Gutter, 24" Machine Work	1,385	LF	\$14.50	\$20,083
32 12 00	Valley Gutter, 24"	45	LF	\$20.00	\$900
32 12 10	Drive Surfacing, 8 Inch ABC	4,356	SY	\$13.06	\$56,889
32 12 10	Rough Grade Road Bed (Sum of Drive Surfacing)	4,356	SY	\$2.50	\$10,890
32 12 10	Fine Grade ABC Stone (Rough Grade Road Bed)	4,356	SY	\$0.75	\$3,267
32 12 10	2" I-2 Asphalt-Roadways	4,356	SY	\$14.40	\$62,726
32 12 20	Site Walks	2,925	SF	\$6.06	\$17,726
32 12 20	Site Walks, 5' x 5' Conc Pad, 4"	1	EA	\$500.00	\$500
32 12 20	Site Stairs	280	SF	\$24.24	\$6,787
32 12 30	Site Concrete Testing	1	LS	\$500.00	\$500
32 12 60	Traffic Marking (Vehicle Stalls)	82	EA	\$96.80	\$7,938
32 12 60	Traffic Marking, Basket Ball Court	478	LF	\$2.42	\$1,157
32 31 00	Double Swing Gate, 15' Clear	1	EA	\$2,253.00	\$2,253
32 31 00	Terminal Post, Gate Post	8	EA	\$50.00	\$400
32 31 00	Fences & Gates, 6'	920	LF	\$21.27	\$19,568
32 31 10	Extruded Aluminum Fences & Gates, 6'	82	LF	\$93.00	\$7,626
32 32 00	Segmented Retaining Wall System Engineering	1	LS	\$2,500.00	\$2,500
32 32 00	Segmented Retaining Wall System	1,380	SF	\$18.00	\$24,840
32 92 00	Perm Seed & Mulch Construction Limits (Dress Grading)	28,970	SY	\$0.90	\$26,073
32 92 00	Grass Sod, Ball Field	4,503	SY	\$3.90	\$17,562
32 93 00	Landscaping, 1 Tree per 10 Spaces	8	EA	\$2,200.00	\$18,040
32 93 00	Shrubs, 2 Gallon, 4' OC x 600 LF	150	EA	\$40.00	\$6,000
33 05 00	Temporary Sewer Plug, Slab Demolition	1	LS	\$1,500.00	\$1,500
33 05 00	Temporary Water Cap, Slab Demolition	1	LS	\$1,500.00	\$1,500
33 05 00	Sewer Reconnection	1	LS	\$1,500.00	\$1,500
33 05 00	Water Reconnection	1	LS	\$1,500.00	\$1,500
33 05 00	Water Test and Chlorinate	1	LS	\$1,500.00	\$1,500
33 05 00	Sewer Test	1	LS	\$600.00	\$600
33 10 00	Stormwater 4" Cleanout w/ 2' x 2' x 6" Conc Pad, 100 FT Intervals	5	EA	\$250.00	\$1,250
33 10 00	Stormwater Structures, Catch Basins	6	EA	\$1,718.75	\$10,313
33 10 00	Sewer 4" Cleanout w/ 2' x 2' x 6" Conc Pad, 100 FT Intervals	6	EA	\$250.00	\$1,500
33 10 00	Cast Iron Downspout Boots	6	EA	\$228.75	\$1,373
33 10 00	Elevator Oil Interceptor, 300 Gallons	1	EA	\$1,275.00	\$1,275
33 10 00	Fire Hydrant	1	EA	\$2,300.00	\$2,300
33 30 00	Concrete Water Meter Vault	1	EA	\$10,093.00	\$10,093
33 30 00	Water Main Tap and Saddle, 6"	1	EA	\$2,850.00	\$2,850
33 30 00	Water Utilities, 3" PVC	60	LF	\$6.50	\$390
33 30 00	Water Utilities, 3" Fittings	2	EA	\$150.00	\$300

33 30 00	Water Utilities, 2" PVC		60	LF	\$8.00	\$480
33 30 00	Water Utilities, 2" Fittings		2	EA	\$150.00	\$300
33 30 00	Water Utilities, 3" Valve		1	EA	\$275.00	\$275
33 30 00	Water Utilities, 2" Valve		1	EA	\$225.00	\$225
33 30 00	Sewer Utilities, 1.25" Force Main		160	LF	\$7.50	\$1,200
33 30 00	Sewer Utilities, 6" Cast Iron Including Fittings		60	LF	\$28.00	\$1,680
33 41 00	PVC, Stormwater Piping, 6"		590	LF	\$8.00	\$4,720
33 41 00	Reinforced Conc, Stormwater Piping, 24"		360	LF	\$35.00	\$12,600
33 41 00	Flared End Section, 18" to 24"		1	EA	\$600.00	\$600
33 41 00	Flared End Section, 12" to 15"		1	EA	\$300.00	\$300
33 41 00	Pond Outlet Devices, Overflow Riser		30	LF	\$216.67	\$6,500
33 41 00	Corrugated Metal Pipe, 18"		20	LF	\$20.00	\$400
33 41 00	Stormwater Pond		831	CY	\$8.79	\$7,304
						<u>\$5,728,939</u>
22 00 00	Plumbing, 30% Below Slab		18,057	SF	\$10.35	\$186,890
21 00 00	Fire Protection, Less the Locker Room		15,557	SF	\$4.50	\$70,007
23 00 00	Mechanical, 5% Reposition Equip at Grade		18,057	SF	\$21.03	\$379,739
26 00 00	Electrical, 5% Below Slab		18,057	SF	\$18.21	\$328,818
						<u>\$965,453</u>
						<b>Base Construction Cost</b>
						<b>\$6,694,392</b>
GC	General Conditions (Gross Area, Total)		18,057	SF	\$2.75	\$49,657
GC	Building Permits at \$6 per \$1,000		1	AL	\$40,200.00	\$40,200
GC	Surveying (Gross Area, Total)		18,057	SF	\$0.34	\$6,139
GC	Temporary Utilities at \$400 per \$100,000		1	AL	\$26,800.00	\$26,800
GC	Job Sign		1	EA	\$1,000.00	\$1,000
GC	Job Trailer		12	MO	\$350.00	\$4,200
GC	Safety & Security at 4.0%		1	AL	\$268,000	\$268,000
						<u>\$395,996</u>
						<b>General Conditions</b>
CC	Materials Testing at 2.0%		1	AL	\$134,000	\$134,000
CC	Storage at 1.0%		1	AL	\$67,000	\$67,000
CC	Staging at 1.0%		1	AL	\$67,000	\$67,000
						<u>\$268,000</u>
						<b>Construction Cost Contingencies</b>
						<b>\$134,000</b>
OHP	Overhead at 7.7%		1	AL	\$515,900.00	\$515,900
OHP	Bond at 2.3%		1	AL	\$154,100.00	\$154,100
OHP	Insurance at 0.6%		1	AL	\$40,200.00	\$40,200
OHP	Profit at 3.3%		1	AL	\$221,100.00	\$221,100
						<u>\$931,300</u>
						<b>General Contractor Overhead and Profit</b>
MC	Cost Escalation to Construction Midpoint, 4.0% per Year		16	MO	0.003333333	\$357,333
OR	Owner Reserve at 3.0% Change Orders		1	AL	\$201,000.00	\$201,000
						<u>\$8,714,021</u>
						<b>Construction Cost</b>
Fees	Architectural at 3.5%		1	AL	\$304,990.74	\$304,991
Fees	Engineering at 2.5%		1	AL	\$217,850.53	\$217,851
Fees	Permitting at 1.0%		1	AL	\$87,140.21	\$87,140
Fees	Inspections at 3.0%		1	AL	\$261,420.64	\$261,421
						<u>\$871,402</u>
						<b>Project Management and Design Costs</b>
						<b>\$871,402</b>
						<b>Repair Estimate Dated May 1, 2019</b>
						<b>\$1,504,514</b>
						<b>Opinion of Probable Cost, Project Budget</b>
						<b>\$11,089,937</b>