



LINC, Inc. Space Needs Assessment

PRINCESS PLACE FIRE STATION ADAPTIVE REUSE
3/25/22



***SUPPORTING POSITIVE
COMMUNITY RE-ENTRY***



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SUMMARY

PROJECT SCOPE

The acquisition of a disused fire station building by LINC, Inc. provides an opportunity for the organization to expand their community services. The scope of this study is to define the space needs of a transitional residential program for juveniles and provide a concept plan and budget to accommodate this program within the existing footprint of the building.

PROGRAMMING PROCESS

The process of determining LINC, Inc.'s space needs consisted of the following work:

1. Interviews conducted by Sawyer Sherwood & Associate with the Executive Director and Residential Director documented information about the organization's anticipated space needs for the new program.
2. A site visit was made by our firm to document LINC's current facility, vehicles, and equipment. Visits were also made to the existing fire station building to document the existing conditions.
3. Follow-up email and video conference questions were conducted between the Executive Director and our firm to further discuss scope.
4. The requested square footage was totaled via Excel spread sheet and the gross building area needed to provide the requested space was calculated.
5. A concept plan was developed with careful consideration of the results from the interviews and information gathered about the existing building.
6. A construction cost opinion was calculated by Mulford Cost Management based on the concept plan and a narrative of building materials and systems. This construction cost opinion is the basis for the budget recommendation, which includes additional costs necessary to bring the project to completion.

FINDINGS:

- LINC wishes to accommodate 12 residents at this new facility. A group home with more than 8 residents will require re-zoning of the property to O&I and a special use permit. Additional requirements and cost for the project may result from this process.
- The existing building can be renovated to accommodate bedrooms and bathrooms for 12 residents. Space is available to provide a kitchen, dining/classroom area, and laundry room for the residents, as well as offices for youth support staff, case manager, and director. The existing vehicle bay will be converted to a 1,850 sf trades classroom. The space needs assessment determined that a building with a gross square footage of 6,079 will accommodate all uses, however the existing building is only 4,807sf. While extensive work has been done to maximize space and used, the program will lack a weight room and storage areas. This design scheme is titled Concept Plan A.
- If a commercial kitchen, exercise room, and additional storage are desired for the facility, an addition 1,200 sf will be needed. The space needs assessment determined that a building with a total gross square footage of 7,121 to accommodate the expanded kitchen and all other uses. Working around existing constraints, the proposed expansion will provide a total gross square footage of 6,025sf. Due to the extensive work done to maximize space on the previous concept, this should be sufficient space to meet the program. This design scheme is titled Concept Plan B.
- A budget for Concept Plans A and B have been provided for consideration. Please note that furnishings have not been accounted for in the project budgets as it is understood they will be purchased and installed directly by LINC.

CONCEPT PLAN

DESIGN NARRATIVE

The following is a description of all the major considerations present in the concept schemes. Origins for these concepts are varied and include the data gathered in the space needs assessment, the existing building's structure and layout, the City of Wilmington's Land Development Code, and the architects' experience working in Wilmington on similar building types.

Site Plan

Site setbacks in the concept plan are determined by O&I occupancy, required due to the number of residents. The existing parking lot and driveways from both Princess Place Drive and Barclay Hills Drive remain in place and receive new seal coat and striping. Two trees at the northwest side of the site are proposed for removal. One of these trees is in particularly poor condition. Sawyer Sherwood & Associate recommends that LINC remove it as soon as possible to avoid potential damage to the existing building and adjacent properties.

A 400 sf storage building is proposed in the concept plan within the space remaining after honoring the required zoning separations. Discussions during the special use process will determine if this storage building will be allowed.

Selective Demolition of Existing Building Elements

The existing cementitious soffit and fascia panels, as well as all associated wood framing, will be removed. The age of the building will require a hazardous materials survey to determine if there is any asbestos-containing material and, if asbestos is discovered, abatement will be required. The existing concrete slabs, exterior doors and windows, and interior walls will be demolished. All existing plumbing fixtures and piping, mechanical units and associated ductwork, and electrical fixtures, wiring, and panels are to be removed and replaced with new work. The existing generator will be evaluated and potentially replaced to provide backup power for the facility. A visit to the building by our firm discovered leaks in the existing roof; Sawyer Sherwood & Associate recommends that LINC repair the roof as soon as possible and remediate damaged materials within the building as necessary.

Building Renovations

The existing building has two wings separated by a garage. This 3-part design of remains in the concept schemes and has been used to organize the new facility's functions. The East wing of the building will become the residents' living quarters; the West wing will house a kitchen, dining/lounge area, and case manager/Director office; and the existing vehicle bay in between will become the new trades classroom. A new roof and soffits will raise the ceiling height in the building, allowing for high windows that maximize daylighting without compromising the facility's security and privacy. The roofline will be extended over an outdoor area adjacent to the dining room/lounge, providing a space for covered outdoor seating.

Building Addition

Concept Plan B proposes a 1,200sf addition to the existing building. The addition would contain a commercial kitchen, fitness room, and storage space, and would replace the caterer's kitchen shown in the concept plan.



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& A S S O C I A T E
A R C H I T E C T U R E**

124 Market St. Wilmington, NC 28401
910 762-0892 s2g3.com

**Renovations to
3933 Princess Place
for
LINC Inc.
Wilmington, NC**

Concept Drawings
March 25, 2022

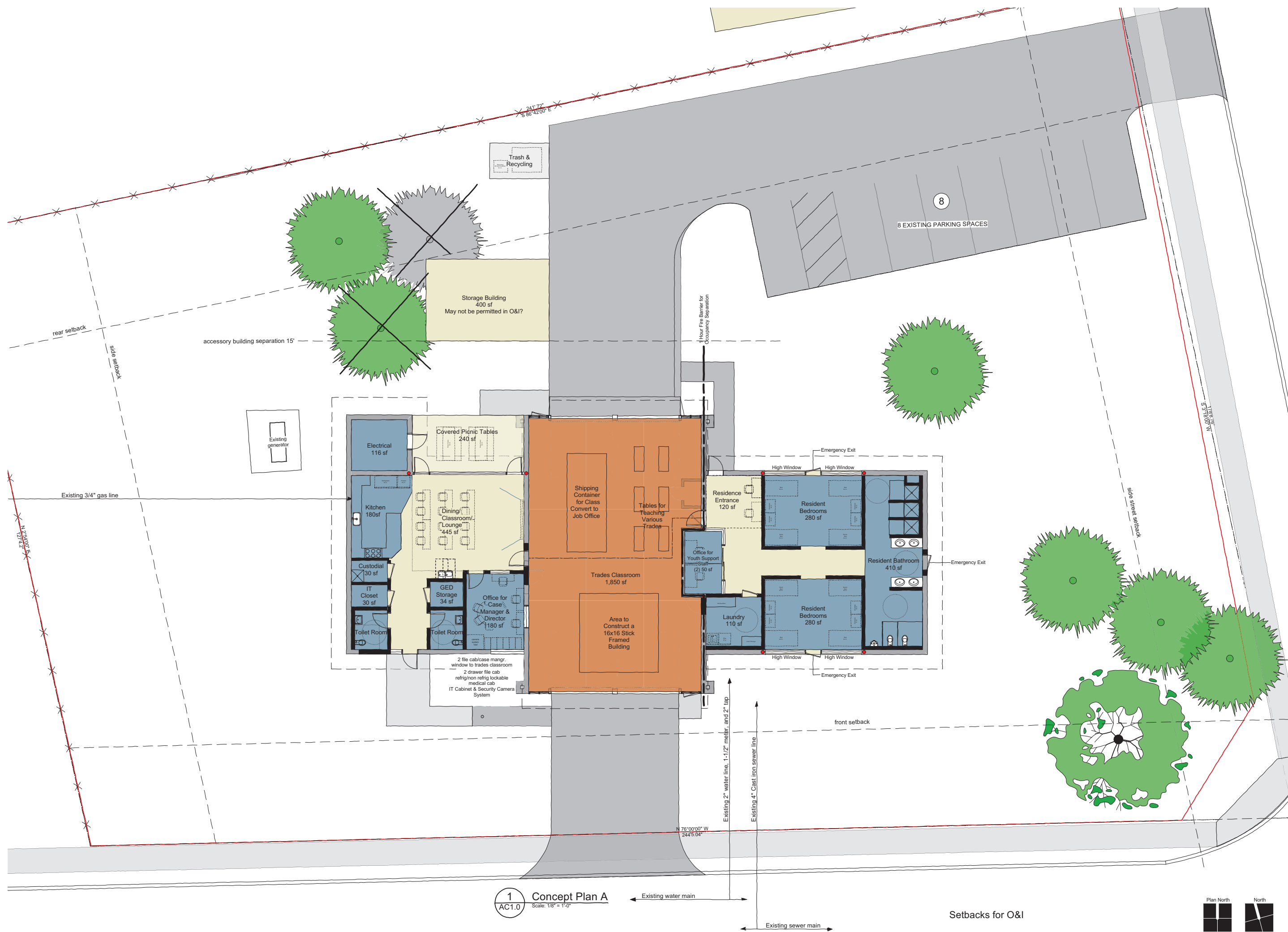
Revisions:

Concept Plan A

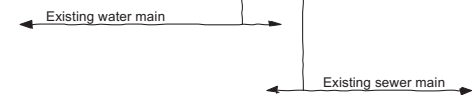
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1 Concept Plan A
AC1.0 Scale: 1/8" = 1'-0"



Setbacks for O&I





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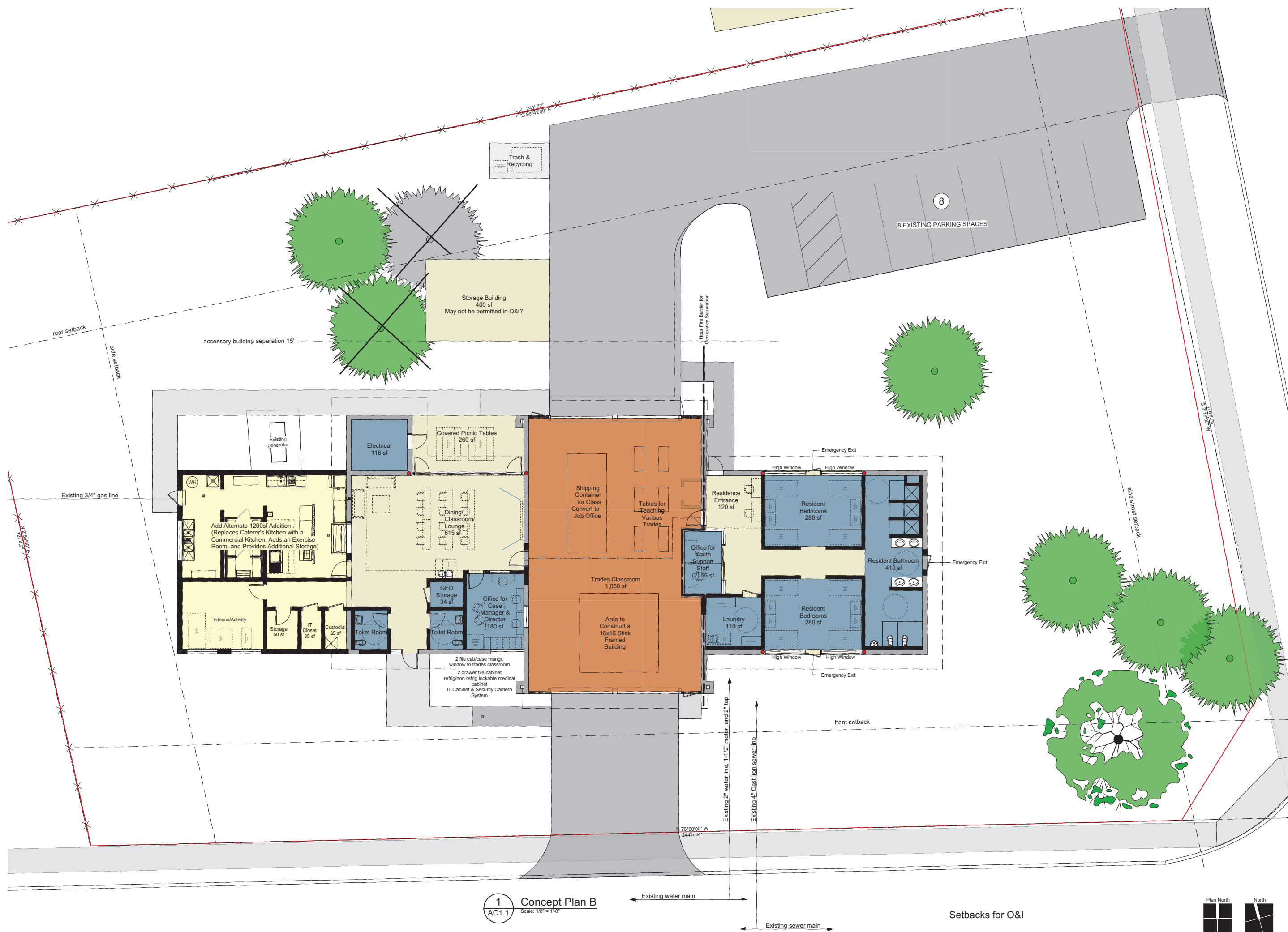
Revisions:

Concept Plan B

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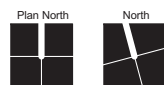
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1
AC1.1 Concept Plan B
Scale: 1/8" = 1'-0"

Setbacks for O&I



CONSTRUCTION BUDGET OPINION

- Budget Opinion - Option A
- Budget Opinion - Option B

LINC Inc.**3933 Princess Place - Adaptive Reuse of Existing Building**

3/25/2022

Concept Budgetary Construction Cost Opinion

		Square Feet	Cost/sf	
A	Construction Cost			
	Renovation	5,172	\$302.74	\$1,565,754
			Sub Total:	\$1,565,754
B	Furnishings (Owner Funded and Provided)	0	\$0	\$0
C	Inflation to mid-point of construction (Spring 2023)	6% of A & B		\$93,945
D	Professional Fees Fixed Fee	10% of A, B & C		\$165,970
E	Construction Contingencies	10% of A, B, C, D		\$182,567
F	Administrative Costs permits, geotech, construction testing	2%		\$40,165
G	Total Project Budget Required	(A through F)		\$2,048,401

LINC Inc.
3933 Princess Place - Adaptive Reuse of Existing Building
Concept Budgetary Construction Cost Opinion

3/25/2022

A Construction Cost		Square Feet	Cost/sf	
	Renovation	5,172	\$302.74	\$1,565,754
	Addition	1,200	\$387.26	\$464,710
Sub Total:				\$2,030,464
B Furnishings (Owner Funded and Provided)		0	\$0	\$0
C Inflation to mid-point of construction (Spring 2023)		6% of A & B		\$121,828
D Professional Fees Fixed Fee		10% of A, B & C		\$215,229
E Construction Contingencies		10% of A, B, C, D		\$236,752
F Administrative Costs permits, geotech, construction testing		2%		\$52,085
G Total Project Budget Required		(A through F)		\$2,656,359

APPENDIX A

- Department Requested Space List Spreadsheet
- Budget Opinion Backup Information (*provided by Mulford Cost Management*)

SUMMARY PAGE

		Net Area	Net:Gross Ratio	Gross Area
Interior Spaces	TOTAL	4,255		6,079
	Staff Work Space	292	70.0%	417
	Staff Support Space	132	70.0%	189
	Resident Space	1,595	70.0%	2,279
	Education Space	2,056	70.0%	2,937
	Storage Space, Interior	180	70.0%	257
Exterior Spaces	TOTAL	2,417		2,417
	Accessory Structures	1,140	100.0%	1,140
	Hardscape Areas	1,277	100.0%	1,277

TOTAL	Indoor Space	4,255	70.0%	6,079
	Enclosed Storage Space	900	100.0%	900
	Covered Outdoor Space	240	100.0%	240
	Personal Vehicles	8	N/A	N/A

<i>TOTAL BUILDING PROGRAMMED AREA CALCULATION</i>	
Calculated Building Net Area:	4,255
Calculated Total Building Gross Area:	6,079
Total Vehicles:	8

Text : changes made during various meetings

LINC
Concept Plan & Budget Update for 3933 Princess Place
2/2/2022

Response from	Space Title	# Staff	NSF per Unit	2022 Current Space Required		REMARKS
				Qty	Net	
Vince Burgess	3933 Princess Place					
	Staff Work Space					
	Director's Office	1	99	1		2 drawer file cabinet, refrigerated and unrefrigerated lockable medication storage (Double lock = office & cabinet).
	Case Manager Office	2	152	1		2 file cabinets per case manager, window to Trades Classroom.
	Open Office for both Director and Case Managers	3	180	1		In addition to above, provide a shared conference table and fold down work surfaces to serve as landing spots.
	Youth Support Staff	2	56	2		Combined in one office.
	<i>Staff Work Space, Subtotals</i>	5			292	
	Staff Support Space					
	IT Closet		10	1	10	OK to share with other secure office/storage space.
	Camera system		4	1	4	In Director's Office, unit mounted high on the wall.
	Staff Restroom Single-Use		54	1	54	
	Staff Restroom Single-Use w/ Shower		60	1		Determined not to be needed.
	Custodial/Housekeeping		64	1	64	Include service sink.
	<i>Staff Support Space, Subtotals</i>				132	
	Resident Space					
	Bedroom		72	8		Space to house up to 8 individuals, all male. For each twin-size bed: bedside table, wardrobe, and chest at foot of bed. Totes w/ toiletries under beds.
						Space to house up to 12 individuals, all male. For each twin-size bed: bedside table, wardrobe, and chest at foot of bed. Totes w/ toiletries under beds. Bunk beds and reduced furniture can be acceptable if it helps fit within the existing building.
	Bedroom		50	12	600	
	Dining (Shared with GED Classroom, see Education Space)		445	1	445	Seating for (12-15).
	Fitness/Activity Room		180	1	180	Bowflex, treadmill, stationary bike. No room in existing building, but can be provided in addition.
	Group Bathroom/Toilet Room		270	1	270	Plumbing Code requires 1/10 for toilets and lavs, 1/8 for showers, 1/100 for drinking fountains, & 1 utility sink
	Laundry-Room		400	1		Owner decided on 3 toilets, 3-4 lavs, 3 showers.
	Laundry Room		100	1	100	2 washers-2 dryers-table/worksurface for folding-shelf for detergent-lockable linen storage.
	Resident Space, Subtotals				1,595	1 washer, 1 dryer, table/worksurface for folding, shelf for detergent, lockable linen storage.
	Education Space					
	GED Classroom		445	1		Occurs in dining area above.
	GED Storage		26	1	26	Books, paper, projector, etc.
	Trades Classroom		1,850	1	1,850	For the following programs: Plumbing, electrical, HVAC, carpentry, and lawn maintenance. Small file cabinet.
	Commercial-style Kitchen (Also for residents)		730	1		Outside partner to run teaching program. (e.g. CFCC) Design to allow preparation of food for sale to public. Not included in sf, but is included as add alternate as it will require a building addition.
	Caterers Kitchen for residents		180	1	180	Kitchen to serve the needs of this facility, utilizing existing space within the building.
	Pantry, education					Included in commercial kitchen addition above.
	<i>Education Space, Subtotals</i>				2,056	

LINC
Concept Plan & Budget Update for 3933 Princess Place
2/2/2022

Text : changes made during various meetings

Response from	Space Title	# Staff	NSF per Unit	2022 Current Space Required		REMARKS
				Qty	Net	
	Storage Space, Interior					
	Pantry, resident		64	1	64	Will need to be provided through casework or furniture due to space limitations.
	Storage		116	1	116	Undefined storage. No room in existing building, can be provided in addition.
	<i>Storage Space, Subtotals</i>				180	
	Accessory Structures					
	Detached storage, donated items for trades program		900	1	900	30 x 30 ft bldg for items donated to trades program: HVAC units, plumbing fixtures, lumber, lawn equipment, etc.
	Covered picnic table, smokers shelter		240	1	240	
	<i>Outside Space, Subtotals</i>				1,140	
	Vehicles + Equipment & other hardscape					
	Personal Vehicles (12-15)		144			8x18 ft, total includes (1) access aisle for (1) accessible parking space.
	Personal Vehicles (8-10)		144	8	1,152	8x18 ft, total includes (1) access aisle for (1) accessible parking space.
	Trailer - Lawn Maintenance Program		112			7x16 ft enlosed trailer for riding and push mowers, string trimmers, blowers. Will continue to store this equipment at their main facility.
	Pad for Trash & Recycling Containers		125	1	125	6 cy trash dumpster, 95 gallon recycling container.
	<i>Vehicles + Equipment, Subtotals</i>			8	1,277	

Opinion of Probable Cost
Concept Design Stage
LINC Inc. Renovations
3933 Princess Place, Wilmington
North Carolina

Prepared For:
Sawyer Sherwood and Associate
124 Market Street
Wilmington, NC 28401

Prepared By:
Mulford Cost Management, LLC
1121 Military Cutoff Road, Suite C317
Wilmington, NC 28405
Tel: 910-512-7233



March 23rd 2022

With adjustments by Sawyer Sherwood & Associate to fine-tune scope

LINC Inc. Renovations

The following are not included in this estimate :

- * Design fees and other soft costs
- * Testing and inspection costs
- * Loose furniture, equipment
- * TV's/ monitors
- * Washing machines
- * Dryers
- * Office desks, cabinets
- * Tables, chairs
- * Shelving, filing cabinets
- * AV equipment
- * Kitchen appliances

The following notes and assumptions apply to this estimate:

- * Estimate based on Concept Design Stage docs dated March 11 2022
- * Estimate assumes work will be bid competitively throughout all trades
- * Estimate assumes a design, bid, build approach

LINC Inc. Renovations

Cost Summary:		5,172 sf	\$/sf	
Div 03 Concrete		\$30,105	\$5.82	1.92%
Div 04 Masonry		\$75,707	\$14.64	4.84%
Div 05 Metals		\$0	\$0.00	0.00%
Div 06 Wood and Plastics		\$37,561	\$7.26	2.40%
Div 07 Thermal and Moisture Protection		\$189,946	\$36.73	12.13%
Div 08 Openings		\$140,115	\$27.09	8.95%
Div 09 Finishes		\$125,695	\$24.30	8.03%
Div 10 Specialties		\$14,365	\$2.78	0.92%
Div 11 Equipment		\$0	\$0.00	0.00%
Div 12 Furnishings		\$1,000	\$0.19	0.06%
Div 13 Special Construction		NA	NA	NA
Div 14 Conveying Equipment		NA	NA	NA
Div 21 Fire Suppression		\$23,274	\$4.50	1.49%
Div 22 Plumbing		\$148,850	\$28.78	9.51%
Div 23 HVAC		\$88,392	\$17.09	5.65%
Div 26, 27, 28 Electrical		\$181,973	\$35.18	11.62%
Sitework and Demolition		\$170,098	\$32.89	10.86%
Sub Total		\$1,227,080		
General Conditions	10.00%	\$122,708	\$23.73	7.84%
Bonds and Insurances	2.00%	\$24,542	\$4.75	1.57%
GC Overhead and Profit	5.00%	\$68,716	\$13.29	4.39%
Estimating Contingency	10.00%	\$122,708	\$23.73	7.84%
Escalation, current prices	0.00%	\$0	\$0.00	0.00%
Total estimated Construction Cost		\$1,565,754	\$302.74	100.00%
			\$302.74	100.00%
Add Alternate: Addition		\$464,710		

Division 03: Concrete

Conc slab to each side of Trades Classroom	2,845	sf	9.00	25,605	
Concrete slab to Trades Classroom	500	sf	9.00	4,500	
					30,105

Concrete Total **\$30,105**

Division 04: Masonry

Form door opening on East exterior wall	1	ea	1,500.00	1,500	
Exterior infills after demo	283	sf	51.00	14,433	
Interior walls, CMU	2,989	sf	20.00	59,774	
					75,707

Masonry Total **\$75,707**

Division 05: Metals

Metals Total **\$0**

Division 06: Wood and Plastics

Rough/Finish Carpentry:					
Fire rated plywood to IT room, painted	96	sf	6.00	576	
General blocking allowance	5,172	sf	0.15	776	
					1,352

Finished Carpentry:					
Base units	28	lf	350.00	9,919	
Base units at peninsula	10	lf	450.00	4,420	
Countertop	28	lf	150.00	4,251	
Countertop at peninsula	10	lf	200.00	1,965	
Wall units	28	lf	300.00	8,502	
Vanities	13	lf	400.00	5,052	
Laundry work surface	6	lf	150.00	900	
Linen storage	4	lf	300.00	1,200	
					36,209

Wood and Plastics Total **\$37,561**

Division 07: Thermal and Moisture Protection

Roofing:

TPO roof system including insulation	6,655	sf	18.00	119,790	
Allow extension of roof over picnic tables	265	sf	50.00	13,250	133,040

Fascia:

Cementitious fascia panels	1,898	sf	10.00	18,980	
Cementitious exterior soffits	1,281	sf	10.00	12,810	31,790

Other Work:

Batt insulation to fascia and exterior soffits	3,179	sf	3.00	9,537	
Fluid applied waterproofing	3,462	sf	4.50	15,579	25,116

Thermal and Moisture Total **\$189,946**

Division 08: Openings

Doors/Frame/Hardware:

Exterior aluminum/ glass	6	ea	4,800.00	28,800	
Exterior exit door	4	ea	4,800.00	19,200	
Interior door	9	ea	2,000.00	18,000	
Glass sliding doors to office	2	ea	2,550.00	5,100	71,100

Special Doors:

Overhead doors to Trades Classroom	618	sf	55.00	33,990	33,990
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Glazing Systems:

Exterior storefront	378	sf	75.00	28,350	
Interior storefront	89	sf	75.00	6,675	35,025

Openings Total **\$140,115**

Division 09: Finishes

Stud and Drywall:

Stud framing, sheathing to fascia & soffits	3,179	sf	10.00	31,790	
					31,790

Floor Finishes:

LVT	2,105	sf	8.50	17,888	
CT	499	sf	16.00	7,979	
Sealer/ hardener to conc at Trades Classrm	1,855	sf	1.75	3,247	
Sealer/ hardener to conc at electrical room	117	sf		ETR	
					29,114

Base:

Rubber	801	lf	2.25	1,802	
CT	222	lf	14.00	3,108	
					4,910

Special Wall Finishes:

Ceramic tile to wet walls, showers	435	sf	15.00	6,525	
					6,525

Ceiling Finishes:

ACT	1,071	sf	6.00	6,424	
Drywall	575	sf	10.00	5,753	
Exposed painted structure	2,954	sf	1.50	4,430	
Bulkhead at kitchen and above storefront	100	sf	10.00	1,000	
Acoustical baffles to Trades Classroom	317	lf	40.00	12,680	
					30,288

Painting:

Paint interior CMU walls	9,738	sf	1.40	13,633	
Paint drywall ceiling/ bulkhead	675	sf	1.10	743	
Doors/ frames	9	ea	125.00	1,125	
Exterior fascia and soffits	3,179	sf	1.10	3,497	
Exterior brick and concrete surfaces	2,168	sf	1.40	3,035	
Touch up/punch list misc.	5,172	sf	0.20	1,034	
					23,068

Finishes Total

\$125,695

Division 10: Specialties

Specialties:

Toilet partition, ADA	1 ea	2,500.00	2,500	
Toilet partitions	1 ea	2,000.00	2,000	
Toilet tissue holder	4 ea	75.00	300	
Paper towel dispensers	4 ea	95.00	380	
Soap dispensers	6 ea	65.00	390	
Grab bars	6 ea	75.00	450	
Mirror	6 ea	250.00	1,500	
Mop rack with shelf	1 ea	175.00	175	
Shower robe hooks	3 ea	30.00	90	
				7,785

Misc:

Code related interior signage, allow	1 ls	3,000.00	3,000	
Exterior building sign			By Owner	
FEC	2 ea	400.00	800	
Curtain track for shower	6 ea	130.00	780	
Tack board, marker board, visual aids	1 ls	2,000.00	2,000	
				6,580

Specialties Total

\$14,365

Division 11: Equipment

Equipment:

Beds, wardrobes			NIC	
TV's/ monitors			NIC	
Washing machines			NIC	
Dryers			NIC	
Residential appliances			NIC	
Warming kitchen equipment			NIC	
Lockers			NIC	
Motorized projection screen			NIC	

Equipment Total

\$0

Division 12: Furnishings

Miscellaneous:

Roller shades in residential bedrooms	4 ea	250.00	1,000	
Shelving, storage units			NIC	
Tables, chairs, office furniture			NIC	
				1,000

Furnishings Total

\$1,000

Division 21: Fire Suppression

Fire pump			NIC	
Fire sprinkler system	5,172 sf	4.50	23,274	
				23,274

Fire Suppression Total

\$23,274

Division 22: Plumbing

Domestic Plumbing Fixtures and Associated Equipment and Piping:

Water closet	4 ea			
Urinal	1 ea			
Lavatory counter top	4 ea			
Lavatory wall hung	2 ea			
Mop receptor	1 ea			
Kitchen sink double compartment	1 ea			
Shower/ drain	3 ea			
EWC	1 ea			
Water heater	2 ea			

19 fix	6,500.00	123,500	123,500
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Roof Drain:

Roof drains and piping	10 ea	2,100.00	21,000	21,000
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Plumbing Demo:

Demo plumbing fixture and piping	19 ea	150.00	2,850	
Roof drains and piping	10 ea	150.00	1,500	4,350

Plumbing Total

\$148,850

Division 23: HVAC

HVAC Equipment;				
Split system ac to resident/ classrooms wings	3,150	sf	20.00	63,000
Electric heat only to Trades Classroom	2,022	sf	10.00	20,220
				83,220
HVAC demo	5,172	sf	1.00	5,172
				5,172
HVAC Total				\$88,392

Division 26, 27, 28: Electrical

Primary service				Existing to Remain
Utility transformer				Existing to Remain
Equipment:				
Electrical panels	5,172	sf	1.90	9,827
Emergency generator and ATS	1	ls	55,000.00	55,000
				64,827
Panel feeders	5,172	sf	1.75	9,051
Equipment feeders	5,172	sf	0.85	4,396
Power distribution	5,172	sf	3.00	15,516
Lighting distribution	5,172	sf	10.00	51,720
Site telecom to street, power to hot box	5,172	sf	0.75	3,879
Fire alarm	5,172	sf	3.75	19,395
Telecom empty raceway	5,172	sf	0.75	3,879
Security system empty raceway	5,172	sf	0.75	3,879
Demo existing electrical systems	5,172	sf	0.50	2,586
Firestopping	5,172	sf	0.10	517
Temporary light and power devices	5,172	sf	0.30	1,552
Grounding system	5,172	sf	0.15	776
Lightning protection				NA
				117,146
	\$35.18	sf		
Electrical Total				\$181,973

Demolition and Sitework

Hazmat:

Fascia panels, asbestos material	2,087	sf	5.00	10,435	
					10,435

Selective Building Demolition:

Roof	6,655	sf	0.60	4,000	
Wood frame behind fascia panels	2,087	sf	1.00	2,087	
Exterior wall/ windows, South	719	sf	2.50	1,798	
Exterior wall/ windows, North	765	sf	2.50	1,913	
Exterior door and frame	2	ea	150.00	300	
Interior walls	3,605	sf	1.50	5,408	
Exterior soffit panels and frame	1,223	sf	1.75	2,140	
Interior floor finishes	2,933	sf	0.75	2,200	
Interior ceiling finishes	2,933	sf	0.75	2,200	
Lockers, millwork, shelves, etc	144	lf	10.00	1,440	
Haul to dump	771	cy	40.00	30,832	
					54,316
	\$10.50	sf			

Slab Demolition:

Concrete slab in existing dorm & dining wings	2,845	sf	2.50	7,113	
Concrete slab in existing apparatus room	500	sf	2.50	1,250	
					8,363

Storm drainage

ETR

Sanitary Sewer:

Connect to sewer in street	1	ea	1,500.00	1,500	
Pipe 6" to building	55	lf	60.00	3,300	
Cut and patch road/ sidewalk	1	ls	1,000.00	1,000	
					5,800

Water:

Connect to water pipe in street	1	ea	2,500.00	2,500	
Pipe 2.5 " to building	50	lf	45.00	2,250	
Install meter	1	ea	500.00	500	
BFP	1	ea	1,100.00	1,100	
Cut and patch road/ sidewalk	1	ls	1,000.00	1,000	
					7,350

Fire Water to Building: Allow

Connect to existing pipe in road	1	ea	3,500.00	3,500	
Fire main to building	50	lf	80.00	4,000	
BFP on fire line	1	ea	6,000.00	6,000	
FH	1	ea	4,000.00	4,000	
FDC	1	ea	2,000.00	2,000	
PIV	1	ea	1,500.00	1,500	
Cut and patch road/ sidewalk	1	ls	1,000.00	1,000	
					22,000

LINC Inc. Renovations, Concept Design Stage Cost Estimate, March 23rd 2022

Site Improvements:			
Seal coat parking lot	5,497 sf	1.50	8,245
Miscellaneous repairs to parking lot	1 ls	5,000.00	5,000
Striping	1 ls	650.00	650
Sidewalk	600 sf	7.00	4,200
Prefab metal storage building	400 sf	50.00	20,000
Concrete pad for trash enclosure	85 sf	12.00	1,025
Fence around enclosure, 3 sides	31 lf	55.00	1,714
Gates to trash enclosure	1 pr	3,000.00	3,000
Demolish large pine trees	2 ea	1,500.00	3,000
			46,834
Landscape:			
Planting allowance	1 ls	15,000.00	15,000
			15,000
Sitework and Demolition Total			\$170,098
Estimate check		1,227,080	1,227,080
			0
			0

Add Alternate: Addition

The following are not included in this estimate:

* Commercial food service equipment

Footing to exterior wall	105	lf	60.00	6,300
CMU LB wall with brick and cavity assembly	1,241	sf	57.50	71,358
SOG	1,181	sf	9.00	10,629
Interior CMU walls	1,434	sf	20.00	28,680
Furr and drywall against existing building	300	sf	7.00	2,100
Bar joist	3.41	tons	5,000.00	17,040
Metal roof deck	1,704	sf	8.50	14,484
Roof system	1,704	sf	18.00	30,672
Fascia	388	sf	10.00	3,880
Exterior soffits	451	sf	10.00	4,510
Backup system, insuln, wp, to above	839	sf	17.50	14,683
LVT	163	sf	8.50	1,386
Sports flooring	212	sf	10.00	2,120
Hard tile to kitchen	691	sf	16.00	11,056
Tile in custodial	34	sf	16.00	544
Rubber base	154	lf	2.25	347
CT base	207	lf	14.00	2,898
ACT	409	sf	6.00	2,454
ACT with moisture resistance	691	sf	6.50	4,492
Doors, frames, hardware	7	ea	2,000.00	14,000
General blocking allowance	1,200	sf	0.15	180
Exterior storefront	65	sf	75.00	4,875
Paint walls	2,888	sf	1.10	3,177
Paint door/ frames	7	ea	125.00	875
Paint exterior surfaces	2,080	sf	1.40	2,912
Grease interceptor	1	ls	15,000.00	15,000
Delete warming kitchen	1	ls	-29,056.44	-29,056
Fire sprinkler system	1,200	sf	4.50	5,400
Plumbing fixtures and piping	4	fix	6,500.00	26,000
Roof drains and piping	2	ea	2,100.00	4,200
Kitchen equipment plumbing hookups	1	ls	10,500.00	10,500
HVAC system	1,200	sf	25.00	30,000
Kitchen hood	1	ls	15,000.00	15,000
Electrical system	1,200	sf	22.25	26,700
Kitchen equipment electrical hookups	1	ls	4,800.00	4,800
				<u>364,193</u>

Markups 28% 100,517

\$387 sf **\$464,710**

APPENDIX B

- Minutes from video conference February 25, 2022 and existing facility tour March 2, 2022.

LINC Inc.
Renovations to 3933 Princess Place
**Notes from Video Conference &
Existing Facility Tour**



Notes from video conference with Frankie Roberts, Erica Roberts, and Veronica Harvey on February 25th, 2022.

Notes from existing facility tour with Frankie Roberts & Vince Burgess on March 2nd, 2022.

- Plan for 12 residents (15-18 yrs old)
- On-site GED and Trade Program to accommodate 12 resident's total
- On-site GED Program
 - GED/ dining/ T.V. room = all share same space
 - Provide tables that roll for eating & studying (18"D x5'L)
 - Residents seated at dining – promotes eating together
- On-site trade program
 - Shop space to accommodate the following
 - (1) 20'L x 8'H x 8.5'W shipping container
 - 12' high overhead door is sufficient as containers may utilize wheel jacks that attach to the container making it movable by staff
 - No welding, metal work is done with grinders and reciprocating saws
 - Hose bib near shop would be helpful but floor drains in the shop are not required
 - Stick built building will be constructed inside shop space
 - (6-8) tables that role 5'L x 2'W
 - Room for 4' x 4' mechanical and electrical training carts
- Custodial closet located in classroom side
- Weight room located on classroom side if room if available
- O.K. to combine the director and case managers in one larger open office (co-worker space)
 - LINC thinks it would be good for the residents to see staff working together as a team
 - Room used more like a conference room (accommodate 6 people)
 - Small fold down wall desk at the perimeter could be used as landing spots for individual work
- Youth support office needs to be enclosed and lockable
 - Glass wall to provide visual connection
 - Staff has camera access to all public spaces

- 1 staff toilet room located on the classroom side is sufficient for all staff
- Commercial kitchen would afford additional programs, however the cost is a concern
 - Agreed to provide price for an addition that will accommodate a commercial kitchen, but base design will work within the walls of the existing building and provide a caterer's kitchen
 - Base Kitchen requirements to accommodate 20 residents, this can be revised to accommodate 12
 - Cook prepares meals
 - No dishwasher
 - 2 stoves (1 stove with 6 burners)
 - 2 sinks (1 sink)
 - 2 microwaves
 - Multiple refrigerators & freezers (54" W refrigerator and freezer would be best)
- Residents
 - 12 beds confirmed, bunk beds are ok
 - Nightstands are not required
 - Furniture will be provided based on space remaining
- If room provide a study area on the residence side
- Resident Bathrooms
 - 2 toilets, 1 urinal
 - 3-4 sinks
 - 3 showers (seldom see more than 2 residents using showers at one time)
- Laundry
 - 1 washer, 1 dryer
 - Towels/bedding provided by LINC
 - Lockable linen cabinet
 - Residents do laundry 3x/week (7 outfits)
 - Provide a table for folding
- Provide vending machine (combo snacks/drinks) – Need size from LINK
- Utilize existing electrical room for electrical needs
- Storage building – 20' container now full (900 sf is needed if allowed by zoning)
- Repair or replace generator so building has full backup power
- Parking spaces
 - 8-10 is sufficient
 - Staff parking and 1 van
 - Lawn trailer will remain parked at the main LINC facility