

# Sunrise Residence Inn Renovation Estimate

## Facilities Management Department

BUILDING INTERIOR SQUARE FOOTAGE	<b>12,100</b>
TOTAL BUILDING SQUARE FOOTAGE	<b>13,815</b>
SINGLE ROOM SQUARE FOOTAGE	<b>300</b>

DATE	PROJECT NAME
Wednesday, July 31, 2024	Sunrise Residence Inn Renovation Estimate

DATE	PREPARED BY
Thursday, August 01, 2024	Travis Parker / Danny Moore / Matt Fultz

DATE	PREPARED FOR
Thursday, August 01, 2024	Claudia Tuck

SUBTOTAL		\$	3,580,000.00
GEN. CONDITIONS	5.00%	\$	179,000.00
INSURANCE	1.50%	\$	53,700.00
PERMITTING FEES	2.00%	\$	71,600.00
A&E	5.00%	\$	179,000.00
CONTINGENCY	5.00%	\$	179,000.00
<b>ESTIMATE TOTAL</b>		<b>\$</b>	<b>4,242,300.00</b>

IMMEDIATE NEED	NOTES	EST COST	MISC	TOTAL COST	COST/SQFT/UNIT
AC Condensation	Plumbing repairs associated with AC Units.	\$ 40,000.00	\$ -	\$ 40,000.00	\$1,176.47
HVAC Units	Replacement of existing window units with alternative options. (VRF)	\$ 185,000.00	\$ -	\$ 185,000.00	\$5,441.18
Gutters & Downspouts	Installation of gutters and downspouts.	\$ 50,000.00	\$ -	\$ 50,000.00	\$76.92
Sitework	Repair site conditions due to water runoff.	\$ 50,000.00	\$ -	\$ 50,000.00	\$1.25
Steel Handrails and Walkways	Removal of walkway slabs to repair steel and replace concrete.	\$ 225,000.00	\$ -	\$ 225,000.00	\$6,617.65
Mold Remediation	Removal/cleaning of approximately 4,500 SF of mold.	\$ 120,000.00	\$ -	\$ 120,000.00	\$3,529.41
Asbestos Remediation	Removal and remediation of popcorn ceiling and joint compound.	\$ 150,000.00	\$ -	\$ 150,000.00	\$4,411.76
Repair after abatements	Repair needed after asbestos and mold abatements. Replace drywall, plaster and paint.	\$ 150,000.00	\$ -	\$ 150,000.00	\$4,411.76
SW Building Roof Replacement	Replace shingle roof.	\$ 25,000.00	\$ -	\$ 25,000.00	\$8.33

Fire Sprinkler System	Installation of a fire sprinkler system.	\$ 125,000.00	\$ -	\$ 125,000.00	\$10.33
ADA Compliant Units	Complete renovation of two total rooms to ADA compliant rooms.	\$ 75,000.00	\$ -	\$ 75,000.00	\$37,500.00
ADA Compliant Parking	Sidewalk, asphalt seal and striping needed to meet ADA compliance.	\$ 25,000.00	\$ -	\$ 25,000.00	\$1.67
Electric Panels	Replacement of existing electric panels and accompanying wire as needed.	\$ 150,000.00	\$ -	\$ 150,000.00	\$4,411.76
Fire Alarm System	Replacement of existing fire alarm system.	\$ 80,000.00	\$ -	\$ 80,000.00	\$2,352.94
Soffit Repairs	Repair of existing soffit.	\$ 15,000.00	\$ -	\$ 15,000.00	\$23.08
Plumbing Repair	Interior and exterior plumbing repairs.	\$ 30,000.00	\$ -	\$ 30,000.00	\$2.17
Single Room Complete Reno	Damaged room renovation.	\$ 25,000.00	\$ -	\$ 25,000.00	\$83.33
Switches and Outlets	Replacement of switches and outlets.	\$ 20,000.00	\$ -	\$ 20,000.00	\$588.24
Laundry Room Reno	Replace flooring, paint, fixtures, etc.	\$ 15,000.00	\$ -	\$ 15,000.00	\$15,000.00
		\$ -	\$ -	\$ -	-
<b>TOTAL COSTS</b>		<b>\$ 1,555,000.00</b>	<b>\$ -</b>	<b>\$ 1,555,000.00</b>	

<b>WITHIN 5 YEARS</b>	<b>NOTES</b>	<b>EST COST</b>	<b>MISC</b>	<b>TOTAL COST</b>	<b>COST/SQFT/UNIT</b>
Interior Doors and Hardware	Replacement of doors, hardware, casing (24' to 36").	\$ 150,000.00	\$ -	\$ 150,000.00	\$5,769.23
Plumbing Fixtures	Replacement of bathroom fixtures and toilets.	\$ 160,000.00	\$ -	\$ 160,000.00	\$4,705.88
Lighting (Interior)	Replacement of interior lighting and switches.	\$ 80,000.00	\$ -	\$ 80,000.00	\$2,352.94
Kitchen Appliances	Replacement of stove and refrigerator.	\$ 60,000.00	\$ -	\$ 60,000.00	\$1,764.71
Kitchen Cabinets & Counters	Replacement of cabinets and counters in the kitchen.	\$ 150,000.00	\$ -	\$ 150,000.00	\$4,411.76
Interior Painting	Painting of interior apartments and laundry room.	\$ 90,000.00	\$ -	\$ 90,000.00	\$2,647.06
Flooring	Replacement of flooring.	\$ 180,000.00	\$ -	\$ 180,000.00	\$5,294.12
		\$ -	\$ -	\$ -	-
<b>TOTAL BUILDING COSTS</b>		<b>\$ 870,000.00</b>	<b>\$ -</b>	<b>\$ 870,000.00</b>	