

Sunrise Residence Inn Renovation Estimate

Facilities Management Department

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|----------------------------------|---------------|
| BUILDING INTERIOR SQUARE FOOTAGE | 12,100 |
| TOTAL BUILDING SQUARE FOOTAGE | 13,815 |
| SINGLE ROOM SQUARE FOOTAGE | 300 |

| 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 |
| ESTIMATE TOTAL | | \$ | 4,242,300.00 |

| 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 |

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|---------------------------|--|------------------------|-------------|------------------------|-------------|
| 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 |
| | | \$ - | \$ - | \$ - | - |
| TOTAL COSTS | | \$ 1,555,000.00 | \$ - | \$ 1,555,000.00 | |

| WITHIN 5 YEARS | NOTES | EST COST | MISC | TOTAL COST | COST/SQFT/UNIT |
|-----------------------------|--|---------------|----------|---------------|----------------|
| Interior Doors and Hardware | Replacement of doors, hardware, casing (24' to 36"). | 150000 | 0 | 150000 | 5769.230769 |
| Plumbing Fixtures | Replacement of bathroom fixtures and toilets. | 160000 | 0 | 160000 | 4705.882353 |
| Lighting (Interior) | Replacement of interior lighting and switches. | 80000 | 0 | 80000 | 2352.941176 |
| Kitchen Appliances | Replacement of stove and refridgerator. | 60000 | 0 | 60000 | 1764.705882 |
| Kitchen Cabinets & Counters | Replacement of cabinets and counters in the kitchen. | 150000 | 0 | 150000 | 4411.764706 |
| Interior Painting | Painting of interior apartments and laundry room. | 90000 | 0 | 90000 | 2647.058824 |
| Flooring | Replacement of flooring. | 180000 | 0 | 180000 | 5294.117647 |
| | | 0 | 0 | 0 | - |
| TOTAL BUILDING COSTS | | 870000 | 0 | 870000 | |

| WITHIN 10 YEARS | NOTES | EST COST | MISC | TOTAL COST | COST/SQFT/UNIT |
|-----------------|--|----------|------|------------|----------------|
| SW Parking Lot | Renovation of the parking lot to include stormwater, striping, curb and gutter and repave. | 400000 | 0 | 400000 | 57.14285714 |

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|-----------------------------|--|----------------|----------|----------------|-------------|
| NE Parking Lot | Renovation of the parking lot to include stormwater, striping, curb and gutter and repave. | 425000 | 0 | 425000 | 53.125 |
| Window Replacement | Replacement of exterior windows for efficiency. | 180000 | 0 | 180000 | 4615.384615 |
| Sidewalk Replacement | Replace landings/sidewalks on bottom floors. | 90000 | 0 | 90000 | 60 |
| Exterior Doors and Hardware | Replace exterior doors and hardware | 60000 | 0 | 60000 | 2307.692308 |
| | | 0 | 0 | 0 | - |
| TOTAL BUILDING COSTS | | 1155000 | 0 | 1155000 | |

Considerations:

1. Fire rating: Will require 1 HR fire separation between all units should the occupancy of the buildings ever change. That would be a large undertaking as the building isn't set up for this.
2. Sprinkler System: Needed if we install new HVAC, electrical and plumbing systems. Level 2 applies where the work area is less than 50% of the aggregate area of the building.
3. ADA: A minimum number of ADA complaint residential units re; HUD requirements. No current fully ADA complaint units in either building. Future requirements would have to include renovations to provide units with Accessible Routes, Bathrooms, and Kitchen that are complaint with the FBC- Accessibility. Additionally, the common areas would also need to be made fully ADA compliant, including laundry room, and any site elements. This includes parking and accessible route connections to any ADA units. We need to determin if this is a HUD requirement (*HUD 24 CFR Subtitle A, Section 8.23 (b)*). A change in ownership doesn't necessarily trigger this. Minimum of 5% of the units must meet ADA requirements.
4. Making a 300-square-foot apartment ADA compliant, especially one with a small kitchen, restroom, and living space, can vary in cost based on the specific modifications needed. Generally, the cost to renovate such a space for ADA compliance ranges from \$9,000 to \$18,000. This includes essential upgrades such as widening doorways, installing ramps, modifying the kitchen and bathroom for accessibility, adding grab bars, adjusting countertop heights, and ensuring proper clearance for maneuverability. The final cost depends on the existing conditions, the specific requirements for compliance, and the quality of materials used.
5. There is approximately 1400 square feet of upstairs walking path that would need to be removed and replaced. To remove ranges from \$6-\$12 per square foot and another \$5 per square foot to replace and finish.
6. Mobilization costs as we work around occupants will drive costs up.
7. Kitchen appliances include purchase of product, delivery, installation, etc.

34 Rooms
8000 NE Parking lot SQFT
7000 SW Parking lot SQFT
39 Windows
1500 Sidewalk Land SQFT
26 Doors
650 Gutter LF
40000 Site SQFT
3000 Roof SQFT
2 ADA Rooms