

# Lake Bluff Park District Golf Course Clubhouse

**FGM** ARCHITECTS

February 8, 2016

## Golf Clubhouse Estimates for ADA Work

No.	Item to Be Addressed (from RAC report dated July 21, 2011)	Quantity	Unit	Cost Per Unit		Total Cost	
				Low	High	Low	High
<b>1.1</b>	<b>Parking</b> (not addressed in this estimate)						
<b>1.2</b>	<b>Exterior Accessible Route</b>						
1.2.1	Install compliant detectable warning at transitions from walkways to vehicular ways (install in concrete)						
	<b>1.2.1 Budget</b> (new detectable warnings set in concrete)						
	Demolition			allow	allow	\$ 5,000	\$ 6,000
	Concrete & Detectable Warnings	130	s.f.	\$ 60	\$ 70	\$ 7,800	\$ 9,100
	Miscellaneous Pavement Patching			allow	allow	\$ 3,000	\$ 4,000
	Sub-Total					\$ 15,800	\$ 19,100
1.2.2	Repair, bevel, or ramp multiple changes in levels along Accessible Route						
	1. Bottom of Ramp to Patio/Deck (GC1, GC1a)						
	2. Bottom of Stairs to Patio/Deck (GC2, GC2a)						
	3. At South Entry Steps into Clubhouse (GC3, GC3a, GC4)						
1.2.3	Correct or repair sidewalk cross slope along Accessible Route to maximum of 2%						
	1. Cart Path north of Clubhouse (CG5, CG5a)						
	2. Cart Path south of Clubhouse (GC6, GC6a) - see also GC 1.2.4.4						
	3. Entry Path into Tent Structure (GC7, GC7a) - see also 1.2.4.6						
	4. Walkway north of Clubhouse near Ramp to Patio/Deck (GC8, GC8a)						
1.2.4	Correct or repair sidewalk running slope along AR to max 5%						

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	1. Walkway north of Clubhouse near Ramp to Patio/Deck (GC8, GC8a)						
	2. Cart Path north of Clubhouse (GC9, GC9a)						
	3. Entry into lower level storage into Clubhouse (GC10, GC10a)						
	4. Cart Path south of Clubhouse (GC11, GC11a) - see also 1.2.3.2						
	5. Path leading to south entrance of Clubhouse (GC12, GC12a)						
	6. Entry Path at north entry into Tent Structure (GC13, GC13a) - see also 1.2.3.3						
	<b>1.2.2 - 1.2.4 Budget</b> (demo existing paths, regrade site, replace walks and restore turf)						
	Demolition of Existing Walkways and Cart Paths	1900	s.f.	\$ 3	\$ 4	\$ 5,700	\$ 7,600
	Grading Work						
	Excavating and Grading Machine Time	16	hrs	\$ 125	\$ 150	\$ 2,000	\$ 2,400
	Labor	60	hrs	\$ 115	\$ 125	\$ 6,900	\$ 7,500
	Spoil Removal			allow	allow	\$ 4,000	\$ 5,000
	Asphalt Paths	100	s.y.	\$ 40	\$ 45	\$ 4,000	\$ 4,500
	Concrete Landings	300	s.f.	\$ 10	\$ 12	\$ 3,000	\$ 3,600
	Site Restoration (Seed and minor landscaping)			allow	allow	\$ 9,000	\$ 10,000
	Sub-Total					\$ 34,600	\$ 40,600
<b>1.3</b>	<b>Exterior Entry Signage</b>						
1.3.1	Mount Compliant Signage at inaccessible entrances directing patrons in wheelchairs to accessible entrance						

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1.3.2	Mount Compliant Signage at entrance designating it as accessible once accessible entry is created						
	<b>1.3.1 - 1.3.2 Budget (install decorative compliant signage)</b>						
	Signage			allow	allow	\$ 2,500	\$ 3,000
<b>1.4</b>	<b>Exterior Entry Doors</b>						
1.4.1	Provide a cement pad at locker exits for 18" clearance on the latch side, and extend a pathway away from the building for emergency egress						
	1. Emergency egress door out of Men's Locker Room to north (GC23)						
	2. Emergency egress door out of Women's Locker Room to south (GC52)						
	<b>1.4.1 Budget (concrete stoops, doweled into foundation)</b>						
	Miscellaneous Site Prep/Excavation			allow	allow	\$ 2,500	\$ 3,000
	Concrete Pad/Walk to Public Way	160	s.f.	\$ 10	\$ 12	\$ 1,600	\$ 1,920
	Sub-Total					\$ 4,100	\$ 4,920
1.4.2	Provide a ramped entry at the southern door, or mount signage directing patrons to an accessible entry (GC3a)						
	In 1.2.2 - 1.2.4 Budget Above						
1.4.3	Correct or repair slope at northern doorway landing to max 2% in any direction for level CFS (GC40, GC40a)						
	In 1.2.2 - 1.2.4 Budget Above						

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				Low	High	Low	High
1.4.4	Widen doors to 32" for any doors indicated						
	1. Emergency egress door out of Men's Locker Room to north (GC25, GC24a)						
	2. Door from Dining area to Patio/Deck (GC32, GC31a)						
	3. Door from Pro Shop to Patio/Deck (GC38, GC37a)						
	4. Emergency egress door out of Women's Locker Room to south (GC54, GC52)						
1.4.5	Replace doors with ones with 80" overhead clearance						
	1. Emergency egress door out of Men's Locker Room to north (GC24, GC24a)						
	2. South entry door into Clubhouse (GC29, GC29a)						
	3. Door from Dining area to Patio/Deck (GC31, GC31a)						
	4. Door from Pro Shop to Patio/Deck (GC37, GC37a)						
	5. North entry door into Clubhouse (GC41, GC41a)						
	6. Entry doors into lower level of Clubhouse (GC 42, GC42a)						
	7. Emergency egress door out of Women's Locker Room to south (GC53, GC52)						
	<b>1.4.4 - 1.4.5 Budget (replacement of exterior doors and hardware)</b>						
	Demolition			allow	allow	\$ 2,000	\$ 2,500
	Door Replacement (Includes rework of lintels/headers)						
	Single Doors	6	ea.	\$ 6,000	\$ 7,000	\$ 36,000	\$ 42,000
	Double Doors	1	ea.	\$ 8,000	\$ 9,000	\$ 8,000	\$ 9,000
	Miscellaneous Patching/Finish Repair			allow	allow	\$ 5,000	\$ 6,000
	Sub-Total					\$ 49,000	\$ 57,000

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				Low	High	Low	High
1.4.6	Repair, bevel, or ramp change in level at 6 door entries to max .25"						
	1. Emergency egress door out of Men's Locker Room to north (GC24a)						
	2. South entry door into Clubhouse (GC30)						
	3. Door from Dining area to Patio/Deck (GC33, GC33a)						
	4. Door from Pro Shop to Patio/Deck (GC39) - see also 1.4.4.3 above						
	5. Entry doors into lower level of Clubhouse (GC 43, GC42a)						
	6. Emergency egress door out of Women's Locker Room to south (GC55, GC52)						
	<b>1.4.6.3 - 1.4.6.4 Budget</b> (all others addressed in 1.4.4 - 1.4.5, assumed building new wood ramps from deck to doorways)						
	Build Wood Ramps on Patio/Deck (including railings)			allow	allow	\$ 7,500	\$ 8,500
1.4.7	Fill and maintain gaps at doorways to max .5"						
	1. Door from Dining area to Patio/Deck (GC34, GC33a)						
	2. Entry doors into lower level of Clubhouse (GC 44, GC44a)						
	In 1.4.4 -1.4.5 Budget Above						
1.4.8	Replace threshold at exterior doors with compliant thresholds						
	In 1.4.4 -1.4.5 Budget Above						
1.4.9	Leave as is, lock on bag drop door, employee only (GC45)						

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				Low	High	Low	High
1.4.10	Inspect, adjust, and maintain 8.5 lbf to open exterior doors						
	In 1.4.4 -1.4.5 Budget Above						
1.4.11	Inspect, adjust, and maintain closing speed on door closers so that doors do not close to 3" faster than 3 seconds when started at 70 degrees						
	In 1.4.4 -1.4.5 Budget Above						
<b>1.5</b>	<b>Elevator or Lift - not applicable</b>						
<b>1.6</b>	<b>Interior Accessible Route and Doors (Includes common areas and stairs)</b>						
1.6.1	Provide power door openers at locker room doors due to lack of maneuvering space from hallways						
	1. Door into Men's Locker Room from Concessions (GC15)						
	2. Door into Men's Locker Room (GC17)						
	3. Door into Women's Locker Room from Concessions (GC51a)						
	4. Door into Women's Locker Room (GC56a)						
	5. Door between Men's and Women's Locker Room (GC19a)?						
1.6.2	Relocate storage, furniture, and other obstacles for 60" maneuvering space around doors						
	1. Storage Room Door off Men's Locker Room (GC21, GC22)						
	2. Door into Kitchen (GC26, GC26a)						
	3. Door into Pro Shop from Concessions (GC35)						
	4. Door into Furnace Room (GC48a)						
	5. Entry into Lower Level Office (GC50a)						

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				Low	High	Low	High
1.6.3	Replace doors ones having 32" clear width where indicated						
	1. Door into Men's Locker Room from Concessions (GC16, GC16a)						
	2. Door into Men's Locker Room (GC18, CG18a)						
	3. Door between Men's and Women's Locker Room (GC19, GC19a)?						
	4. Storage Room Door off Men's Locker Room (GC20)						
	5. Door into Kitchen (GC28, GC26a)						
	6. Door into Pro Shop from Concessions (GC36, GC36a)						
	7. Door to Food Storage(GC47)						
	8. Furnace Room Door (GC49, GC49a)						
	9. Entry into Lower Level Office (GC50, GC50a)						
	10. Door into Women's Locker Room from Concessions (GC51, GC51a)						
	11. Door into Women's Locker Room (GC56, GC56a)						
1.6.4	Replace doors with doors having 80" of overhead clearance						
	1. Door into Kitchen (GC27, GC26a)						
	2. (GC46)						
	3. Door into Furnace Room (GC48, GC48a)						
1.6.5	Replace hardware with lever hardware where indicated (checklist)						
	1. Men's Locker Room to Women's Locker Room						
	2. Men's Locker Room Storage						
	3. Kitchen Door						
	4. Pro Shop Door from Concessions						
	5. Furnace Room Door						

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No.	Item to Be Addressed (from RAC report dated July 21, 2011)	Quantity	Unit	Cost Per Unit		Total Cost	
				Low	High	Low	High
	6. Canned Food Storage Door						
	7. Pro Office						
	8. Women's Restroom to Lockers						
1.6.6	Inspect, adjust, and maintain 5 lbf to open interior doors						
1.6.7	Inspect, adjust, and maintain closing speed on door closers so that doors do not close to 3" faster than 3 seconds when started at 70 degrees						
1.6.8	See above door corrections for access through the building (checklist)						
	<b>1.6.1 - 1.6.8 Budget (replace doors and add power operators to doors leading to toilets and locker rooms)</b>						
	Demolition					\$ 2,000	\$ 2,500
	Door Replacement (Includes rework of lintels/headers)						
	Single Doors	10	ea.	\$ 6,000	\$ 7,000	\$ 60,000	\$ 70,000
	Pro-Shop Doors/Sidelights	1	ea.	\$ 12,000	\$ 13,000	\$ 12,000	\$ 13,000
	Power Door Operators, including electrical work	4	ea.	\$ 6,500	\$ 7,000	\$ 26,000	\$ 28,000
	Miscellaneous Patching/Finish Repair			allow	allow	\$ 8,000	\$ 9,000
	Sub-Total					\$ 108,000	\$ 122,500
1.6.9	Repair Stair Nosings to be max .5" (GC77, GC77a)						
1.6.10	Install compliant handrails on both sides of stairway, mounted 34" to 38" aff with top and bottom extensions (GC78, GC77a)						

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				Low	High	Low	High
	<b>1.6.9 - 1.6.10 Budget</b> (assumed that a new compliant wood stair can be built in same location utilizing existing foundation and structure for support)						
	Re-Build Wood Stair			allow	allow	\$ 12,000	\$ 13,000
<b>1.7</b>	<b>Service Counter</b>						
1.7.1	Lower 36" wide segment of Pro Shop service counter to maximum 34" above finish floor (GC76, GC76a)						
	<b>1.7.1 Budget</b> (rebuilding counter only as required to meet accessibility requirements)						
	Rework Pro-Shop Counter			allow	allow	\$ 5,000	\$ 6,000
<b>1.8</b>	<b>Public Designated Use Spaces</b> (includes classrooms, meeting rooms, special purpose rooms, and other spaces intended for use by the public)						
1.8.1	Relocate protruding objects in bag storage or place cane detectable warning at foot of fire extinguisher (GC59, GC59a)						
1.8.2	Leave as is, thermostat, employee operated (GC60, GC60a)						
1.8.3	Replace locker hardware on at least one locker with hardware operable without a tight pinch or grasp (checklist)						
	<b>1.8.1 - 1.8.3 Budget</b>						
	Detectable Warning at Fire Extinguisher			allow	allow	\$ 1,000	\$ 1,200
	Replace One Locker with Accessible Hardware			allow	allow	\$ 400	\$ 500
	Sub-Total					\$ 1,400	\$ 1,700
<b>1.9</b>	<b>Employee Offices and Spaces</b> (work by Owner)						

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1.9.1	Employee only areas permit approach, entry, and exit, relocate obstacles such as tables and chairs to create accessible route through rooms indicated						
	1. Pro Shop Service Counter Access (GC57, GC57a)						
	2. Dry Food Storage(GC58, CG58a)						
	3. Bag Storage(GC61)						
	4. Lower Level Office(GC62)						
1.9.2	For all other deficits, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here (GC63, GC62, GC21, checklist)						
<b>1.10</b>	<b>Assembly Areas – not applicable</b>						
<b>1.11</b>	<b>Restrooms</b>						
1.11.1	Acquire and mount compliant signage with access symbol, on the wall, latch side of the door, 60" aff to the middle of the sign (checklist)						
1.11.2	Remove under sink cabinets in both to provide knee clearance (GC69a, GC70)						
1.11.3	Create compliant wheelchair accessible stall with grab bars and fixtures mounted correctly in both (checklist)						
1.11.4	If the ambulatory stall is used to create the wheelchair accessible stall, the depth is acceptable (checklist)						
1.11.5	Relocate or recess towel dispenser and hand dryers to not interfere with general circulation path, protrusions can't exceed 4" (GC74, GC74a, GC75, GC75a)						
1.11.6	Lower mirror in men's so reflective surface is max 40" aff (GC69, GC69a)						

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1.11.7	Lower sink in men's to max 34" aff to front of rim (GC71, GC71a)						
1.11.8	Replace urinal with compliant unit with 13.5" min. depth and mounted at max 17" to rim having flush controls max 44" aff (GC72, GC72a, GC73)						
	<b>1.11.1 Budget</b> (work to make toilet rooms accessible only, not a full remodeling)						
	Signage			allow	allow	\$ 200	\$ 250
	Demolition			allow	allow	\$ 3,000	\$ 4,000
	Sink Countertops	21	l.f.	\$ 275	\$ 300	\$ 5,775	\$ 6,300
	New Toilet Stalls to provide Accessible Stall			allow	allow	\$ 5,500	\$ 6,000
	Relocate Toilet Accessories			allow	allow	\$ 1,500	\$ 2,000
	Plumbing Work (new lavs, accessible toilets, urinal)	8	ea.	\$ 3,000	\$ 3,500	\$ 24,000	\$ 28,000
	Miscellaneous Patching/Finish Repair			allow	allow	\$ 5,000	\$ 6,000
	Sub-Total					\$ 44,975	\$ 52,550
<b>1.12</b>	<b>Kitchen</b>						
1.12.1	For all other deficits, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here (GC64, GC64a, GC65, GC65a, GC66, GC66a, GC67, GC67a, GC68, checklist)						
<b>1.13</b>	<b>Locker Rooms</b>						
1.13.1	Designate 5% or no less than 1 locker as accessible, mounting signage having the symbol of accessibility and hooks and operating mechanisms max 48" aff as a smart practice in each locker room (GC79, GC80, GC81)						

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1.13.2	Replace hardware with compliant hardware on designated lockers (GC84)						
1.13.3	Create accessible shower in each locker room (GC85, GC85a, GC86)						
1.13.4	Create compliant dressing stall in each locker area, 60" by 60" with a bench having a seat depth of 24", 48" long, affixed to the wall or having a back and mounted 17" to 19" aff (GC88, GC88a, GC89, GC90, GC90a, GC91)						
1.13.5	Lower at least one hook in each dressing area to max 48" aff (GC92, GC90a)						
	<b>1.13.1 - 1.13.5 Budget (work to make Locker Rooms accessible, not a full remodeling)</b>						
	Provide Accessible Lockers in Locker Room	4	ea.	\$ 400	\$ 500	\$ 1,600	\$ 2,000
	Eliminate Showers and Create Accessible Dressing Area			allow	allow	\$ 15,000	\$ 18,000
	Sub-Total					\$ 16,600	\$ 20,000
<b>1.14</b>	<b>Aural and Visual Alarms - no alarms present</b>						
1.14.1	Upon renovation install audible and visual alarms in all rooms and spaces						
	<b>1.14.1 Budget (replace existing fire alarm system - assumed that existing system cannot be modified to add compliant audible and visual alarms)</b>						
	New Fire Alarm System (assumes minimal re-construction work)	4,823	s.f.	\$ 5	\$ 6	\$ 24,115	\$ 28,938
<b>1.15</b>	<b>Directional and Permanent Space Signs</b>						

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1.15.1	Create template for signs that addresses height of sign, size of characters, location of Braille, and other requirements (checklist)						
1.15.2	Implement a sign revision program throughout the building, discriminating between directional signs and signs for permanent spaces (checklist)						
1.15.3	Mount compliant signage at all permanent rooms/spaces having Braille and the international symbol of accessibility, mounted at 60" to the middle of the sign and on the latch side of the door (checklist)						
	<b>1.15.1 - 1.15.3 Budget (allowance to provide required signage)</b>						
	Signage Allowance			allow	allow	\$ 1,500	\$ 2,000
<b>1.16</b>	<b>Other (Did not Address Golf or Program Accessibility) Concessions</b>						
1.16.1	See 1.6 doors above for correction to accessing dining						
1.16.2	Lower 36" wide segment of Concession service counter to max 34" aff (GC93, GC93a)						
1.16.3	Replace menu with one having pictures (smart practice) and lettering of compliant size based on viewing distance						
	<b>1.16.2 Budget (for reworking concession service counter as required for accessibility, other items by Owner)</b>						
	Rework Concession Service Counter			allow	allow	\$ 5,000	\$ 6,000
	<b>Sub-Trade Construction Costs</b>					<b>\$ 324,590</b>	<b>\$ 377,308</b>
	<b>General Conditions (assume 3 months const.)</b>	3	ea.	\$ 30,000	\$ 35,000	\$ 90,000	\$ 105,000

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	<b>Contractor Overhead and Profit (10%)</b>					\$ 41,459	\$ 48,231
	<b>Total Construction Cost</b>					<b>\$ 456,049</b>	<b>\$ 530,539</b>
	<b>Design and Construction Contingency (15%)</b>					\$ 45,605	\$ 53,054
	<b>TOTAL CONSTRUCTION BUDGET</b>					<b>\$ 501,654</b>	<b>\$ 583,593</b>
	<b>Allowances for Items Not Included in the Construction Budget</b>						
	Architectural & Engineering Fees					\$ 80,000	\$ 90,000
	Surveys & Soil Investigations					\$ 5,000	\$ 8,000
	Permits (Costs Assumed Most Fees to be Waived by Governing Bodies)					\$ 5,000	\$ 8,000
	Material Testing During Construction					\$ 5,000	\$ 8,000
	Blueprinting					\$ 2,000	\$ 3,000
	Utility Company Charges (Electric, Gas, Telephone)					\$ -	\$ -
	Utility Costs During Construction					\$ -	\$ -
	<b>Total Allowances for Items not Included in the Construction Budget</b>					<b>\$ 97,000</b>	<b>\$ 117,000</b>
	<b>TOTAL PROJECT BUDGET</b>					<b>\$ 598,654</b>	<b>\$ 700,593</b>
	<b>Notes:</b>						
	Project Budgets are preliminary as no actual design work has been completed.						
	Budgets are based on accessibility items identified in Recreation Accessibility Consultants report dated July 21, 2011.						
	Project Budgets are based on a Spring/Summer 2016 construction start date.						
	Project Budgets do not include legal fees or financing costs.						
	Construction Costs are based utilizing General Construction project delivery method.						
	Lake Bluff PD Clubhouse Estimates 2016.02.08						