DESMAN
Design Management

4. BUDGET COST ESTIMATE

10-20122.00-2 Freightway Garage
Repairs and Preventive Maintenance
Engineer's Estimated Construction Cost - November 2020

Printed:

Item No. Description	Year 1 2021	Year 2 2022	Year 3 2023	Year 4 2024	Year 5 2025	Year 6 2026	Year 7 2027	Year 8 2028	Year 9 2029	Year 10 2030	Year 1 to 10 TOTAL
1. Structural Work											
a. Partial Depth Slab Repairs	$ 70,000	$ 70,000						$ 35,700			$ 175,700
b. Full Depth Slab Repairs	$ 320,000	$ 320,000	$ 160,000								$ 800,000
c. Metal Deck Repairs	$ 37,500	$ 37,500						$ 8,160			$ 83,160
d. Asphalt Pavement Repairs			$ 84,000								$ 84,000
e. Steel Repairs	$ 10,000	$ 10,000						$ 5,100			$ 25,100
f. Masonry Repair	$ 6,000	$ 6,000						$ 2,550			$ 14,550
g. Interior Stair Repairs		$ 5,000	$ 10,000						$ 3,641		$ 18,641
Subtotal	**$ 443,500**	**$ 448,500**	**$ 254,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 51,510**	**$ 3,641**	**$ -**	**$ 1,201,151**
2. Waterproofing Work											
a. Rout And Seal Cracks (Elevated Slabs)	$ 1,400	$ 1,400	$ 1,200						$ 1,040	$ 1,061	$ 6,102
b. Sealant Replacement	$ 14,000	$ 14,000	$ 7,000						$ 18,207	$ 18,571	$ 71,778
c. Waterproofing Membrane Patch Repairs	$ 10,000	$ 10,000	$ 5,000					$ 7,650.00			$ 32,650
d. Waterproofing Membrane Recoating (All Supported Levels)				$ 220,200	$ 220,200				$ 229,096	$ 233,678	$ 903,174
Subtotal	**$ 25,400**	**$ 25,400**	**$ 13,200**	**$ 220,200**	**$ 220,200**	**$ -**	**$ -**	**$ 7,650**	**$ 248,343**	**$ 253,310**	**$ 1,013,704**
3. Drainage											
a. Drainage Repairs and Upgrading	$ 7,500	$ 7,500									$ 15,000
Subtotal	**$ 7,500**	**$ 7,500**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 15,000**
4. Guards											
a. New Interior Guard Rail			$ 25,000	$ 25,000							$ 50,000
Subtotal	**$ -**	**$ -**	**$ 25,000**	**$ 25,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**
5. Paint											
a. Cleaning Painting of Steel Beams and Columns			$ 60,000	$ 60,000							$ 120,000
b. Restripe Garage				$ 15,000	$ 15,000				$ 15,606	$ 15,918	$ 61,524
Subtotal	**$ -**	**$ -**	**$ 60,000**	**$ 75,000**	**$ 15,000**	**$ -**	**$ -**	**$ -**	**$ 15,606**	**$ 15,918**	**$ 181,524**
6. Exterior											
a. Concrete Stair Repairs	$ 20,000										$ 20,000
b. Retaining Wall Repairs		$ 6,000									$ 6,000
c. Metal Façade Panels			$ 10,000								$ 10,000
d. Façade Upgrades				$ 150,000	$ 150,000						$ 300,000
Subtotal	**$ 20,000**	**$ 6,000**	**$ 10,000**	**$ 150,000**	**$ 150,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 336,000**
7. Miscellaneous Items											
a. New LED Lighting				$ 150,000	$ 150,000						$ 300,000
b. Miscellaneous Work	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ -	$ -	$ 6,000	$ 12,000	$ 12,000	$ 105,000
Subtotal	**$ 15,000**	**$ 15,000**	**$ 15,000**	**$ 165,000**	**$ 165,000**	**$ -**	**$ -**	**$ 6,000**	**$ 12,000**	**$ 12,000**	**$ 405,000**
Total Above	$ 511,400	$ 502,400	$ 377,200	$ 635,200	$ 550,200	$ -	$ -	$ 65,160	$ 279,591	$ 281,228	$ 3,202,379
Estimated Contingency 10%	$ 51,140	$ 50,240	$ 37,720	$ 63,520	$ 55,020	$ -	$ -	$ 6,516	$ 27,959	$ 28,123	$ 320,238
Estimated Engineering Budget	$ 61,368	$ 60,288	$ 45,264	$ 76,224	$ 66,024	$ -	$ -	$ 7,819	$ 33,551	$ 33,747	$ 384,286
Grand Total	**$ 623,908**	**$ 612,928**	**$ 460,184**	**$ 774,944**	**$ 671,244**	**$ -**	**$ -**	**$ 79,495**	**$ 341,101**	**$ 343,099**	**$ 3,906,903**

Item No. Description	Year 11 2031	Year 12 2032	Year 13 2033	Year 14 2034	Year 15 2035	Year 16 2036	Year 17 2037	Year 18 2038	Year 19 2039	Year 20 2040	Year 11 to 20 TOTAL
1. Structural Work											
a. Partial Depth Slab Repairs					$ 82,016	$ 83,656			$ 1,268		$ 166,941
b. Full Depth Slab Repairs					$ 374,931	$ 382,430	$ 195,039		$ 2,536		$ 954,936
c. Metal Deck Repairs					$ 43,937	$ 44,816					$ 88,753
d. Asphalt Pavement Repairs							$ 102,396				$ 102,396
e. Steel Repairs					$ 11,717	$ 11,951					$ 23,668
f. Masonry Repair					$ 7,030	$ 7,171					$ 14,201
g. Interior Stair Repairs						$ 5,975	$ 12,190				$ 18,165
Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ 519,631**	**$ 535,999**	**$ 309,625**	**$ -**	**$ 3,805**	**$ -**	**$ 1,369,059**
2. Waterproofing Work											
a. Rout And Seal Cracks (Elevated Slabs)					$ 1,640.32	$ 1,673	$ 1,463		$ 1,268		$ 6,044
b. Sealant Replacement					$ 16,403.23	$ 16,731	$ 8,533				$ 41,667
c. Waterproofing Membrane Patch Repairs					$ 11,716.59	$ 11,951	$ 6,095				$ 29,762
d. Waterproofing Membrane Recoating (All Supported Levels)								$ 273,791	$ 25,618.48		$ 299,410
Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ 29,760**	**$ 30,355**	**$ 16,091**	**$ 273,791**	**$ 26,887**	**$ -**	**$ 376,884**
3. Drainage											
a. Drainage Repairs and Upgrading	$ 5,412	$ 5,520									$ 10,933
Subtotal	**$ 5,412**	**$ 5,520**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 10,933**
4. Guards											
a. New Interior Guard Rail									$ 31,706		$ 31,706
Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 31,706**	**$ -**	**$ 31,706**
5. Paint											
a. Cleaning Painting of Steel Beams and Columns	$ 64,946	$ 66,245									$ 131,191
b. Restripe Garage								$ 18,651	$ 19,024		$ 37,674
Subtotal	**$ 64,946**	**$ 66,245**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 18,651**	**$ 19,024**	**$ -**	**$ 168,865**
6. Exterior											
a. Concrete Stair Repairs	$ 21,649										$ 21,649
b. Retaining Wall Repairs		$ 6,624							$ 7,609		$ 14,234
c. Metal Façade Panels	$ 16,236	$ 16,561									$ 32,798
d. Façade Upgrades											$ -
Subtotal	**$ 37,885**	**$ 23,186**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 7,609**	**$ -**	**$ 68,680**
7. Miscellaneous Items											
a. New LED Lighting											$ -
b. Miscellaneous Work	$ 12,000	$ 8,000	$ -	$ -	$ 18,000	$ 18,000	$ 13,000	$ 13,000	$ 8,000	$ -	$ 90,000
Subtotal	**$ 12,000**	**$ 8,000**	**$ -**	**$ -**	**$ 18,000**	**$ 18,000**	**$ 13,000**	**$ 13,000**	**$ 8,000**	**$ -**	**$ 90,000**
Total Above	$ 120,243	$ 102,951	$ -	$ -	$ 567,391	$ 584,354	$ 338,715	$ 305,442	$ 97,031	$ -	$ 2,116,127
Estimated Contingency 10%	$ 12,024	$ 10,295	$ -	$ -	$ 56,739	$ 58,435	$ 33,872	$ 30,544	$ 9,703	$ -	$ 211,613
Estimated Engineering Budget	$ 14,429	$ 12,354	$ -	$ -	$ 68,087	$ 70,123	$ 40,646	$ 36,653	$ 11,644	$ -	$ 253,935
Grand Total	**$ 146,697**	**$ 125,600**	**$ -**	**$ -**	**$ 692,217**	**$ 712,912**	**$ 413,233**	**$ 372,639**	**$ 118,377**	**$ -**	**$ 2,581,675**

Item No. Description	Year 21 2041	Year 22 2042	Year 23 2043	Year 24 2044	Year 25 2045	Year 21 to 25 TOTAL
1. Structural Work						
a. Partial Depth Slab Repairs		$ 47,105				$ 47,105
b. Full Depth Slab Repairs						$ -
c. Metal Deck Repairs		$ 10,767				$ 10,767
d. Asphalt Pavement Repairs						$ -
e. Steel Repairs		$ 6,729				$ 6,729
f. Masonry Repair		$ 3,365				$ 3,365
g. Interior Stair Repairs			$ 4,805			$ 4,805
Subtotal	**$ -**	**$ 67,966**	**$ 4,805**	**$ -**	**$ -**	**$ 72,771**
2. Waterproofing Work						
a. Rout And Seal Cracks (Elevated Slabs)			$ 1,373	$ 1,400		$ 2,773
b. Sealant Replacement			$ 24,024	$ 24,504		$ 48,528
c. Waterproofing Membrane Patch Repairs		$ 10,094.01				$ 10,094
d. Waterproofing Membrane Recoating (All Supported Levels)				$ 308,333	$ 314,500	$ 622,833
Subtotal	**$ -**	**$ 10,094**	**$ 25,397**	**$ 334,238**	**$ 314,500**	**$ 684,228**
3. Drainage						
a. Drainage Repairs and Upgrading					$ 14,282	$ 14,282
Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ 14,282**	**$ 14,282**
4. Guards						
a. New Interior Guard Rail						$ -
Subtotal	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
5. Paint						
a. Cleaning Painting of Steel Beams and Columns		$ 80,752	$ 82,367			$ 163,119
b. Restripe Garage				$ 21,004	$ 21,424	$ 42,427
Subtotal	**$ -**	**$ 80,752**	**$ 82,367**	**$ 21,004**	**$ 21,424**	**$ 205,547**
6. Exterior						
a. Concrete Stair Repairs		$ 26,917				$ 26,917
b. Retaining Wall Repairs					$ 8,569	$ 8,569
c. Metal Façade Panels		$ 20,188	$ 20,592			$ 40,780
d. Façade Upgrades						$ -
Subtotal	**$ -**	**$ 47,105**	**$ 20,592**	**$ -**	**$ 8,569**	**$ 76,267**
7. Miscellaneous Items						
a. New LED Lighting		$ 201,880	$ 205,918			$ 407,798
b. Miscellaneous Work	$ -	$ 15,000	$ 12,000	$ 20,000	$ 20,000	$ 67,000
Subtotal	**$ -**	**$ 216,880**	**$ 217,918**	**$ 20,000**	**$ 20,000**	**$ 474,798**
Total Above	$ -	$ 422,798	$ 351,078	$ 375,241	$ 378,775	$ 1,527,893
Estimated Contingency 10%	$ -	$ 42,280	$ 35,108	$ 37,524	$ 37,878	$ 152,789
Estimated Engineering Budget	$ -	$ 50,736	$ 42,129	$ 45,029	$ 45,453	$ 183,347
Grand Total	**$ -**	**$ 515,814**	**$ 428,315**	**$ 457,794**	**$ 462,106**	**$ 1,864,029**

1. Costs are in 2020 dollars.
2. Lost revenues are not included.
3. Utility costs are not included.
4. Contingency for project conditions beyond Owner's control such as variation in quantities, bidding climate and regulatory costs are not included.
5. Estimated costs are based on prevaling wage rates.
6. Costs assumes construction phasing of 20%-25% of the total occupied area at one time, with no phases being captures concurrently.
7. Costs from year 8 on include a 2% cost increase due to inflation.
8. Costs do not include upgrades in structural, mechanical, fire protection or electrical systems.
9. Costs do not include further investigations, investigation costs or upgrades/modifications associated with possible investigation findings.

(1.) FY 23/24 Capital Budget

$ 596,292 Construction
$ 65,000 Design

(2.) FY 24/25 Capital Budget

$ 700,500 Construction + Design

(3.) Scheduled Repair Items Brought Forward:

Full Depth Slab Repairs $160,000
Interior Stair Repairs $ 10,000
Waterproofing Work $ 13,200
Traffic Membrane $ 220,000
Painting Steel $ 120,000
Striping $ 15,000

(4.) New Items:

Structural Steel Repair $100,000
Increased Overhead Repairs $ 133,000

TOTAL ESTIMATE (Items 1 thru 4) = Budget + Items Forward + New Repair Issues
= $ 2,067,992 (Low Bid = $2,012,000)