

# ALBION CULTURAL EXCHANGE

## ELEVATOR AND REAR ENTRANCE STUDIES

03/18/2020

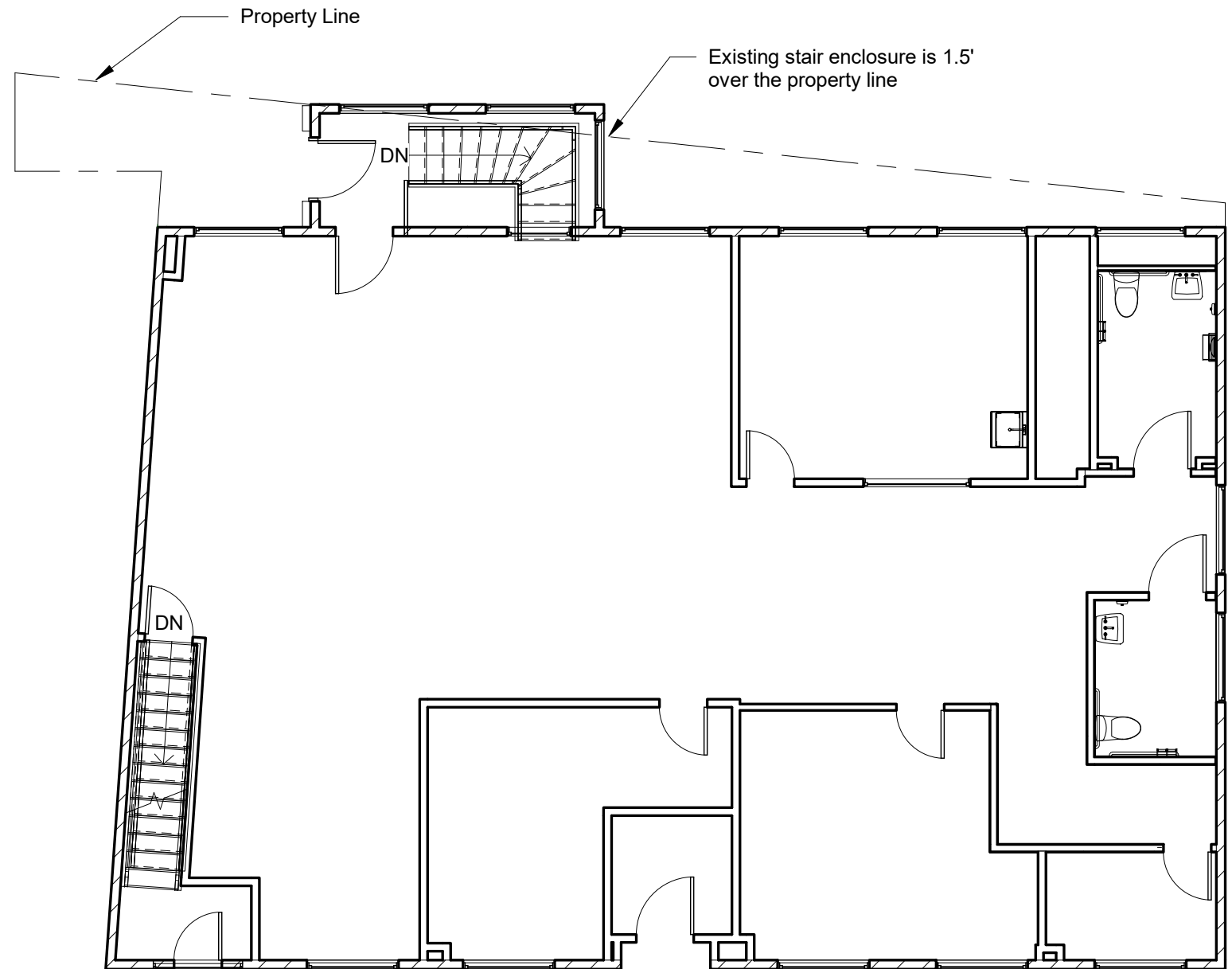


The following pages illustrate the options developed for elevator placement and rear entrance improvements. Cost estimates have been conducted for a number of the options. The estimate for each option is indicated on the page. A summary for all of the option estimates is also included.

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0	COVER	03/18/20
1	ELEVATOR STUDY - EXISTING	03/18/20
2	ELEVATOR STUDY - OPTION 1	03/18/20
3	ELEVATOR STUDY - OPTION 2	03/18/20
4	ELEVATOR STUDY - OPTION 3	03/18/20
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6	ELEVATOR STUDY - OPTION 5	03/18/20
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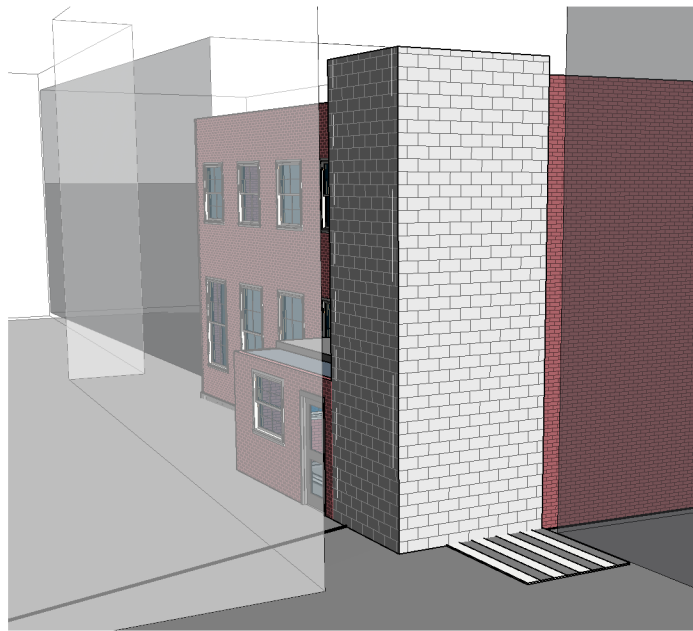
1 3D View



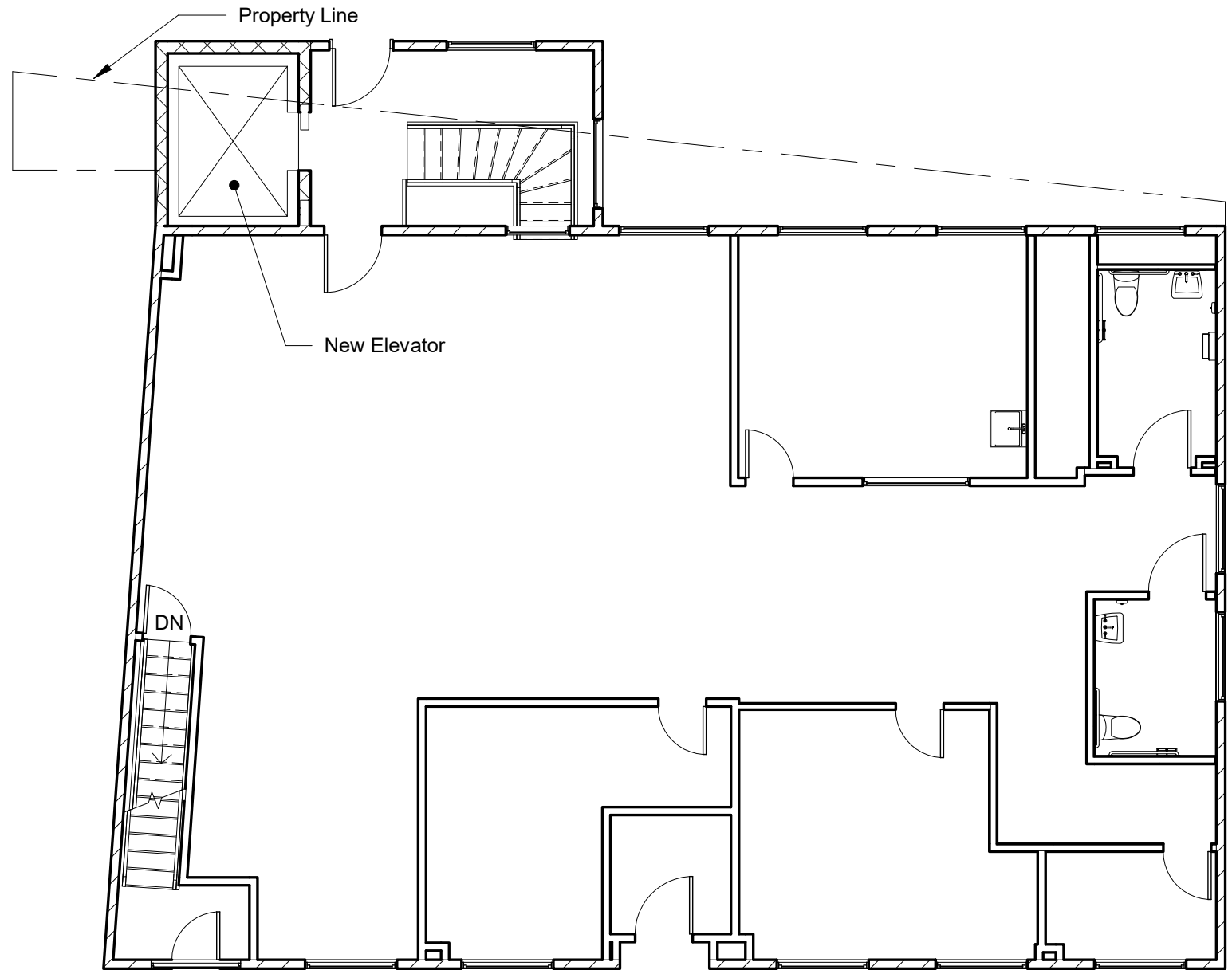
ALBION STREET

The ACE building does not currently have an elevator. The lack of an elevator limits access to the basement and second floor in violation of the American with Disabilities Act (ADA). Likewise, the transfer of material and equipment through the building is considerably more difficult without an elevator.

The following drawings illustrate possible options for placement of the elevator and highlight the potential issues with each option.



1 3D View



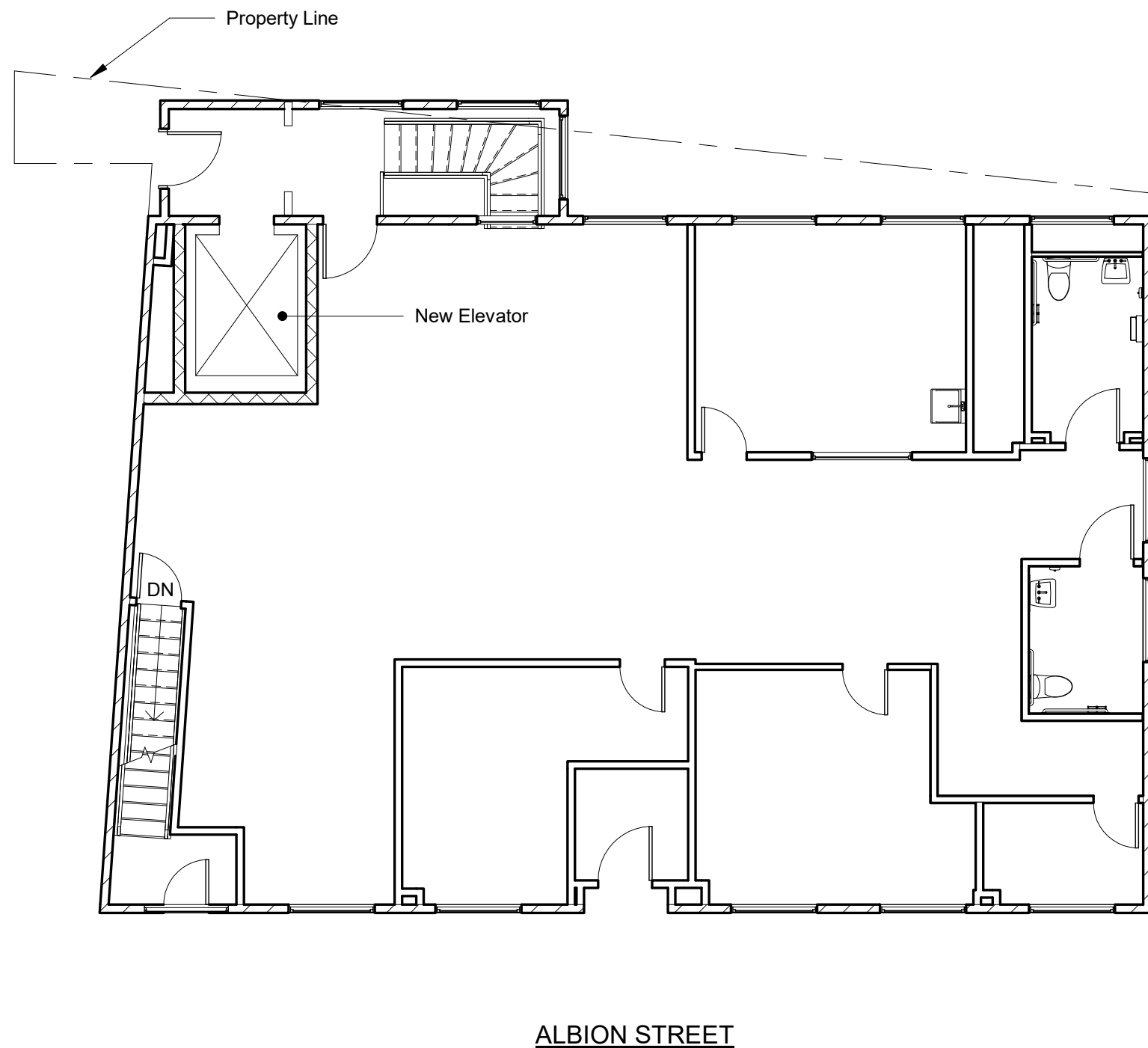
ALBION STREET

Option 1: Adds elevator to northwest corner of building. This extends the back enclosure beyond the current property line but maintains the size and location of the existing basement stair. Excavation would be required for the elevator to access the basement level.

COST ESTIMATE: \$460,017

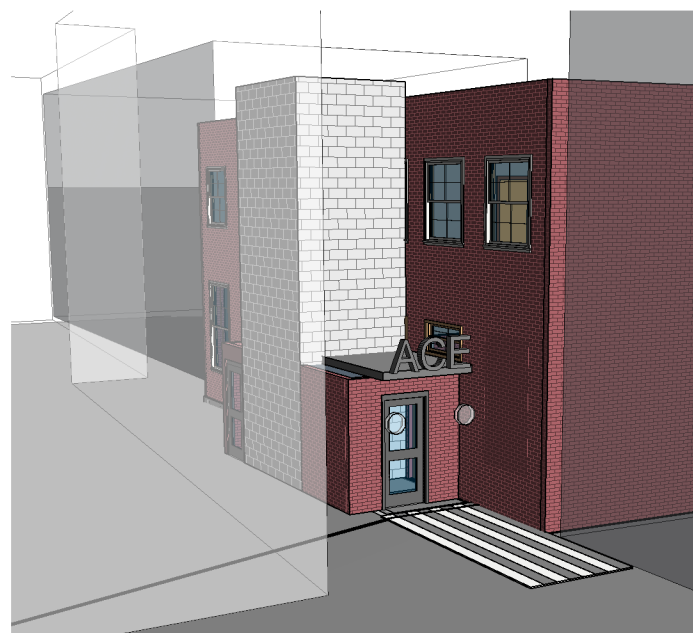


1 3D View

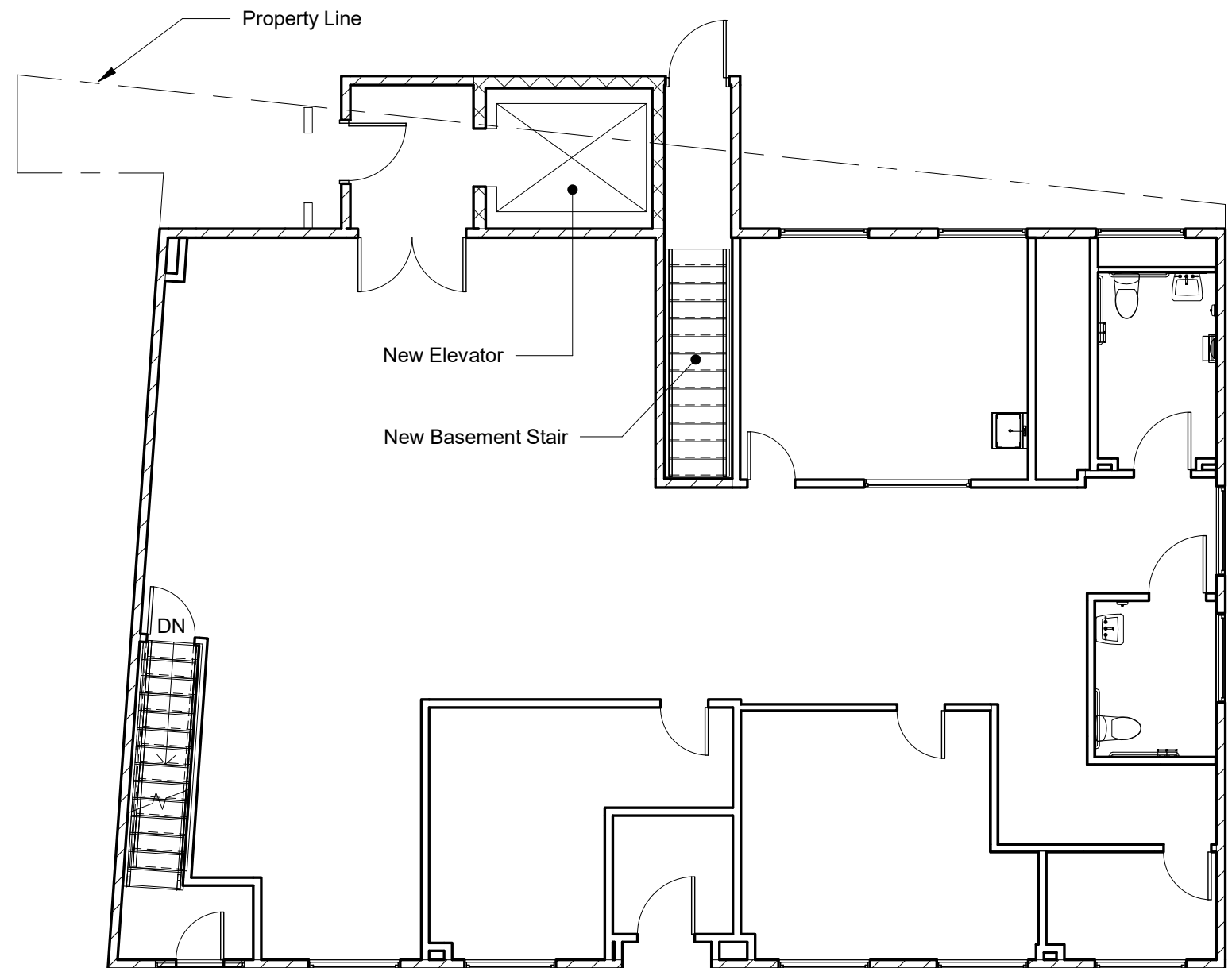


Option 2: This option adds the elevator to the interior of the building and maintains the size of the existing stair enclosure. Adding the elevator to the interior reduces the usable square footage of the arts center by approximately 80 square feet per floor.

**COST ESTIMATE: \$356,803**



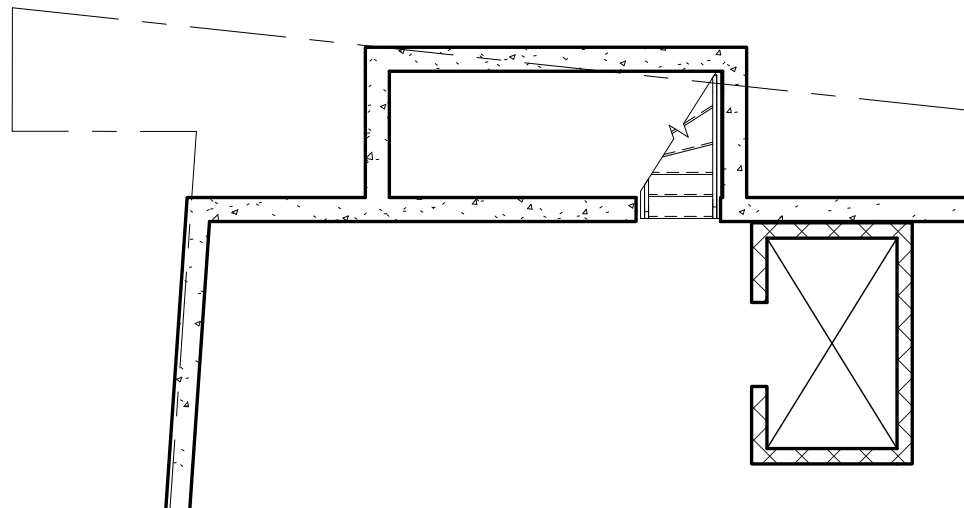
1 3D View



ALBION STREET

Option 3: This option replaces the existing stair to the basement with the elevator, reducing the need for additional excavation. However, this configuration does extend the rear enclosure beyond the current property line. A new stair is added adjacent to the elevator to provide exiting from the basement to the outside. This option does not provide stair access to the basement from the back lobby entrance.

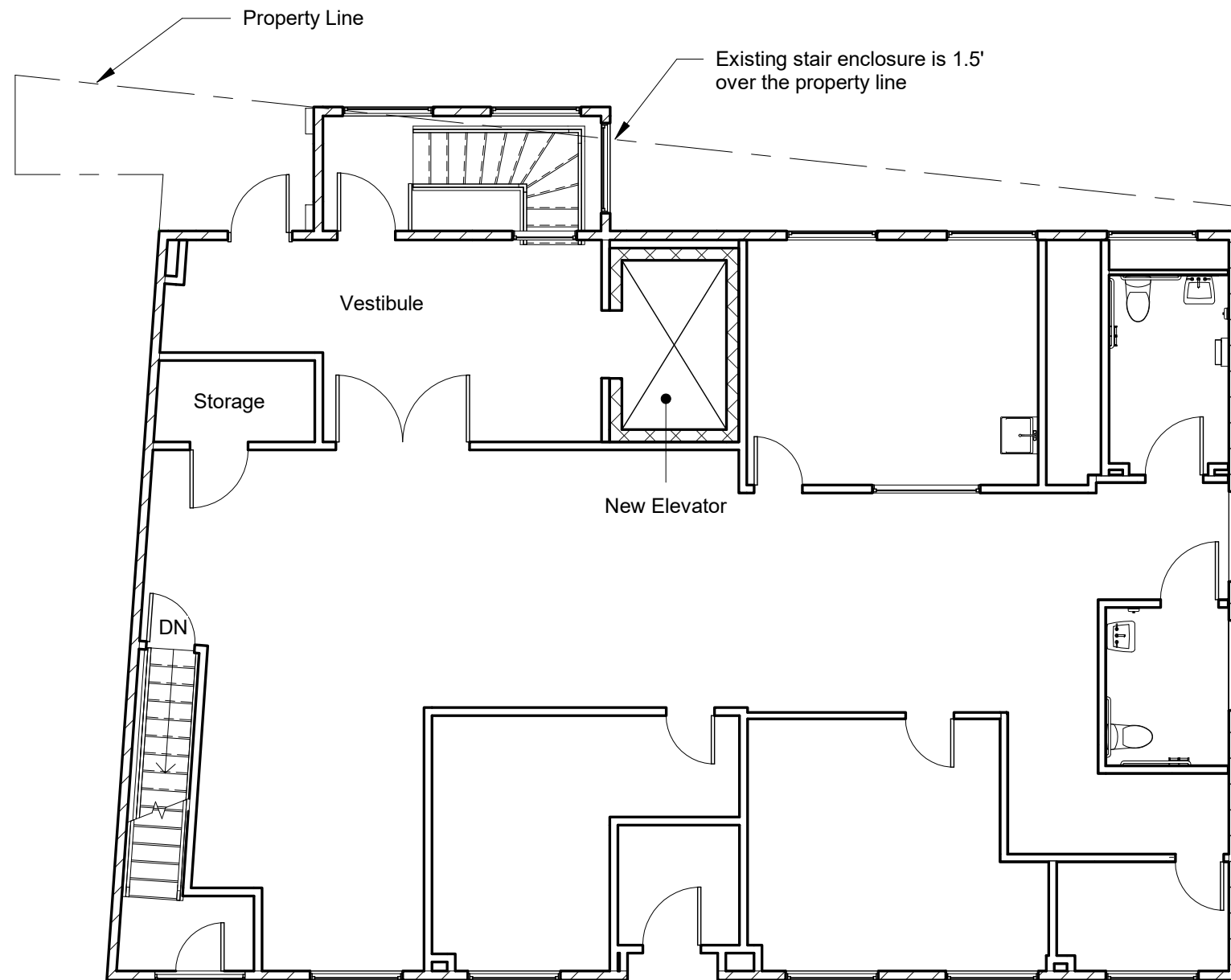
**COST ESTIMATE: \$436,759**



② Basement - Elevator Study - Opt 4  
1/8" = 1'-0"



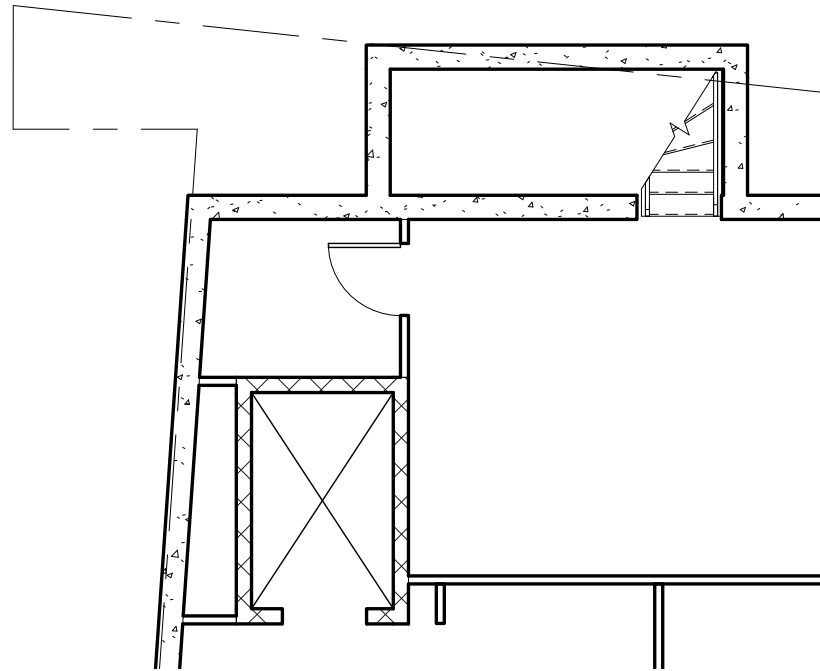
① 3D View



ALBION STREET

Option 4: This option adds the elevator to the interior of the building and maintains the size of the existing stair enclosure. This option locates the elevator away from existing utility connections and equipment. It also provides a more generous vestibule for the rear entrance.

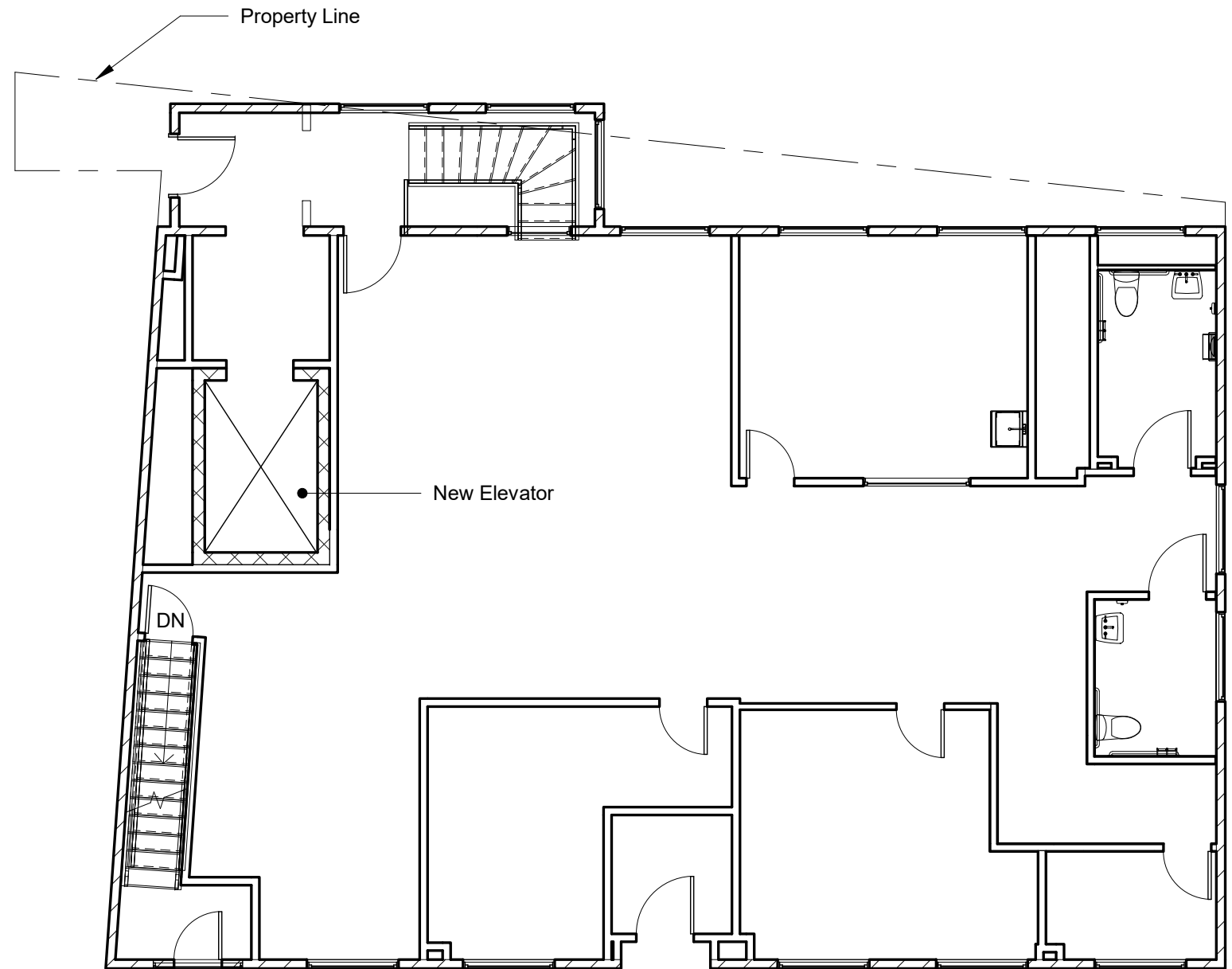
**COST ESTIMATE: \$330,000 (approx.)**



2 Basement - Elevator Study - Opt 5  
1/8" = 1'-0"



1 3D View



ALBION STREET

Option 5: This option adds the elevator to the interior of the building and maintains the size of the existing stair enclosure. This option is similar to option 2 but moves the elevator toward the front of the building to allow space for existing utility connections and equipment on the basement level.

**COST ESTIMATE: \$360,000 (approx.)**

<b>ESTIMATE DATE:</b>	January 28, 2020
<b>PROJECT:</b>	<b>ACE Elevator</b>
<b>ARCHITECT:</b>	Space Command
<b>DRAWING DATE:</b>	December 20, 2019

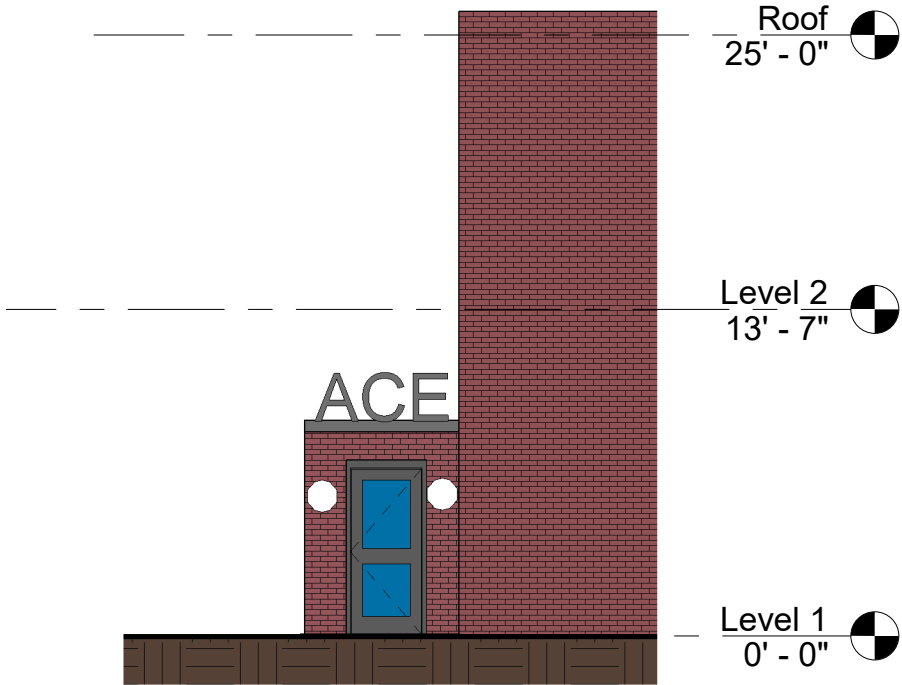
DESCRIPTION	Notes	Option 1 Estimate	Option 2 Estimate	Option 3 Estimate
<b>Construction Costs</b>				
Demolition		\$11,115	\$7,295	\$14,615
Concrete & Masonry		\$115,333	\$50,910	\$88,536
Structural Steel		\$8,075	\$15,975	\$8,075
Carpentry		\$3,968	\$3,968	\$6,718
Thermal / Moisture Protection		\$30,104	\$10,385	\$23,527
Roofing		\$5,939	\$6,219	\$5,939
Doors, Frames, Hardware		\$9,500	\$9,500	\$13,500
Glass & Glazing		\$3,000	\$4,500	\$2,000
Gypsum Drywall		\$5,850	\$18,600	\$14,700
Floor Finishes		\$2,500	\$2,500	\$2,500
Painting & Wallcovering		\$2,449	\$2,449	\$2,694
Elevator		\$90,000	\$90,000	\$90,000
Fire Protection		\$0	\$0	\$0
Plumbing		\$8,360	\$8,600	\$8,450
HVAC		\$5,000	\$10,000	\$5,000
Electrical		\$7,500	\$7,500	\$7,500
Earthwork & Utilities		\$45,139	\$20,139	\$40,038
Final Cleaning		\$1,000	\$1,000	\$1,000
General Conditions		\$12,968	\$12,968	\$12,968
General Requirements		\$5,835	\$7,295	\$6,985
General Liability Insurance		\$5,060	\$3,925	\$4,804
Builders Risk Insurance		\$1,288	\$999	\$1,223
Building Permit		\$5,060	\$3,925	\$4,804
Bonds/Sub Bonds		\$6,900	\$5,352	\$6,551
<b>Subtotal Construction Costs</b>		<b>\$391,943</b>	<b>\$304,003</b>	<b>\$372,126</b>
Escalation	3.00%	\$11,758	\$9,120	\$11,164
Construction Contingency	7.50%	\$30,278	\$23,484	\$28,747
Contractors Fee	6.00%	\$26,039	\$20,196	\$24,722
<b>Total Construction Estimate</b>		<b>\$460,017</b>	<b>\$356,803</b>	<b>\$436,759</b>



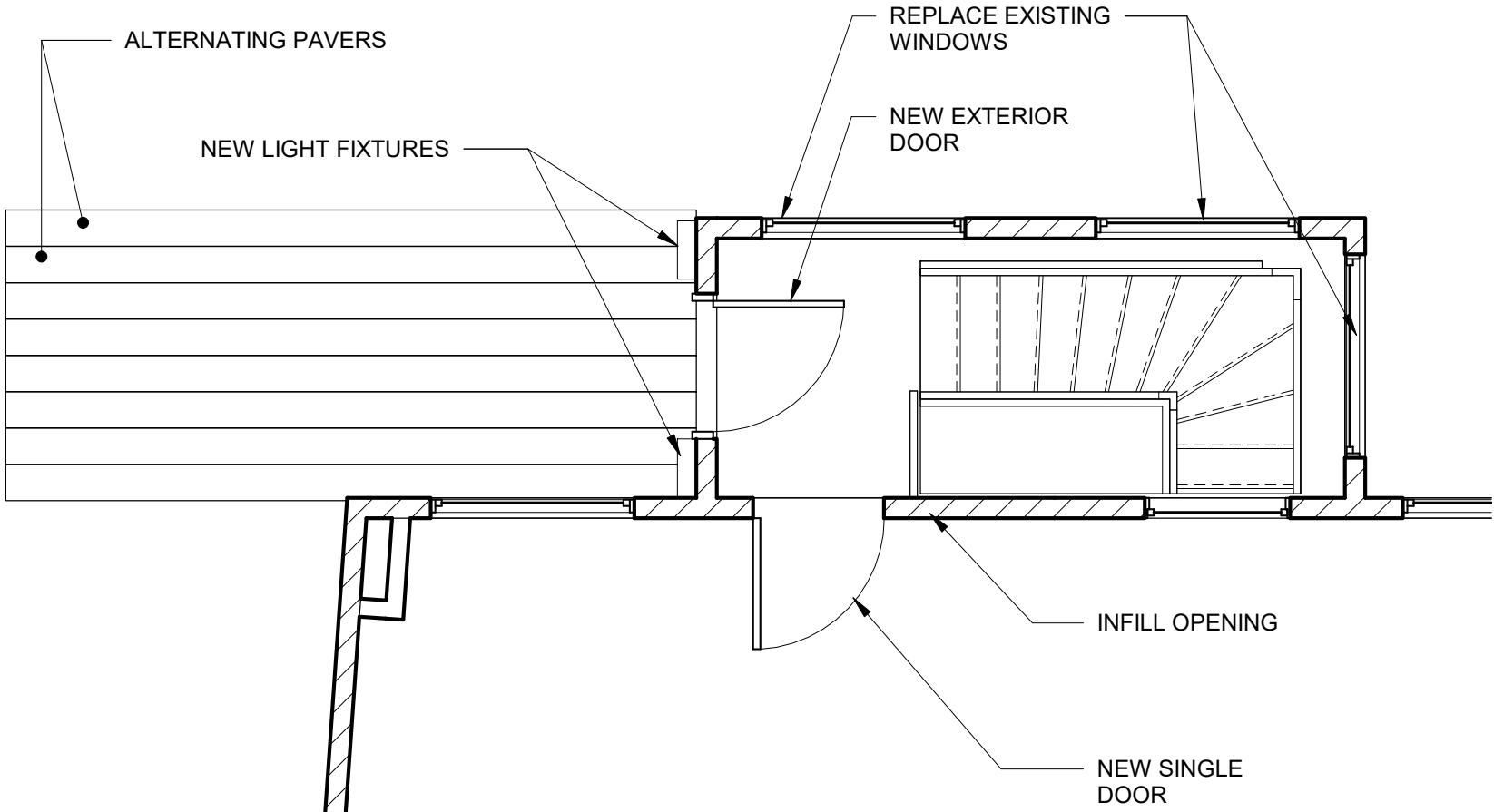
BARE MINIMUM OPTION:  
THIS OPTION ILLUSTRATES THE BARE MINIMUM OF IMPROVEMENTS TO THE EXTERIOR ENTRANCE. IT PROVIDES  
NEW PAVING IN FRONT OF THE ENTRANCE, A SIGN ABOVE THE ENTRANCE, AND EXTERIOR LIGHTING.

COST ESTIMATE: \$49,335

2 3D View - Bare Min



3 Elevation 3D - Bare Min  
1/8" = 1'-0"



1 Level 1 - Callout - Bare Min  
1/4" = 1'-0"



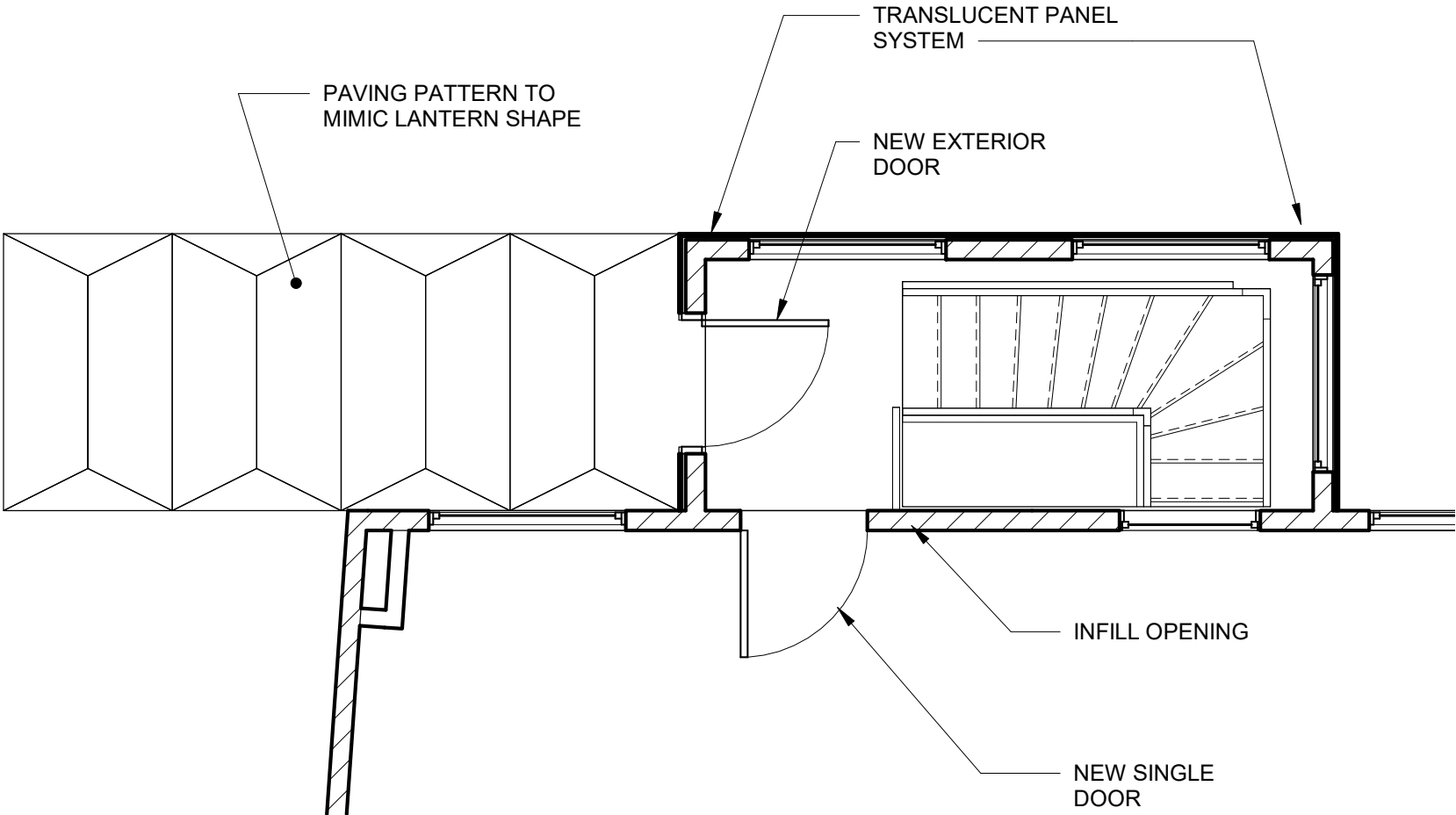
LANTERN OPTION:  
 THIS OPTION ENCLOSES THE EXISTING EXTERIOR ENTRANCE WITH A TRANSLUCENT PANEL MATERIAL.  
 THE PANELS EXTEND BEYOND THE HEIGHT OF THE ENTRANCE, CREATING A MORE PROMINENT FEATURE.  
 LIGHTING CAN BE INCORPORATED INTO THE PANEL SYSTEM, CREATING A GLOWING EFFECT AT NIGHT.

COST ESTIMATE: TBD

2 3D View - Lantern



3 Elevation 3D - Lantern  
 1/8" = 1'-0"



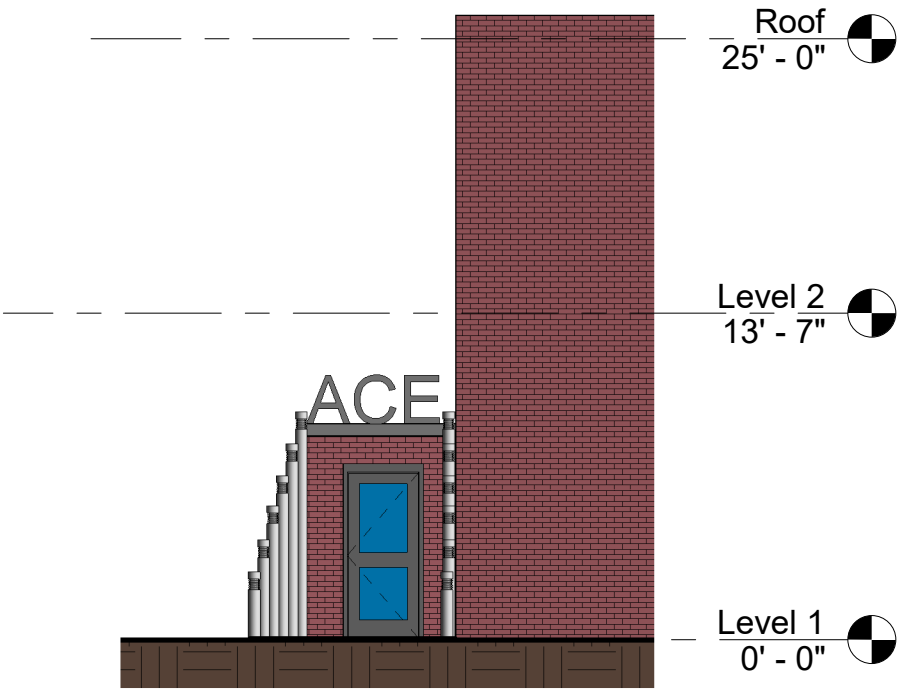
1 Level 1 - Callout - Lantern  
 1/4" = 1'-0"



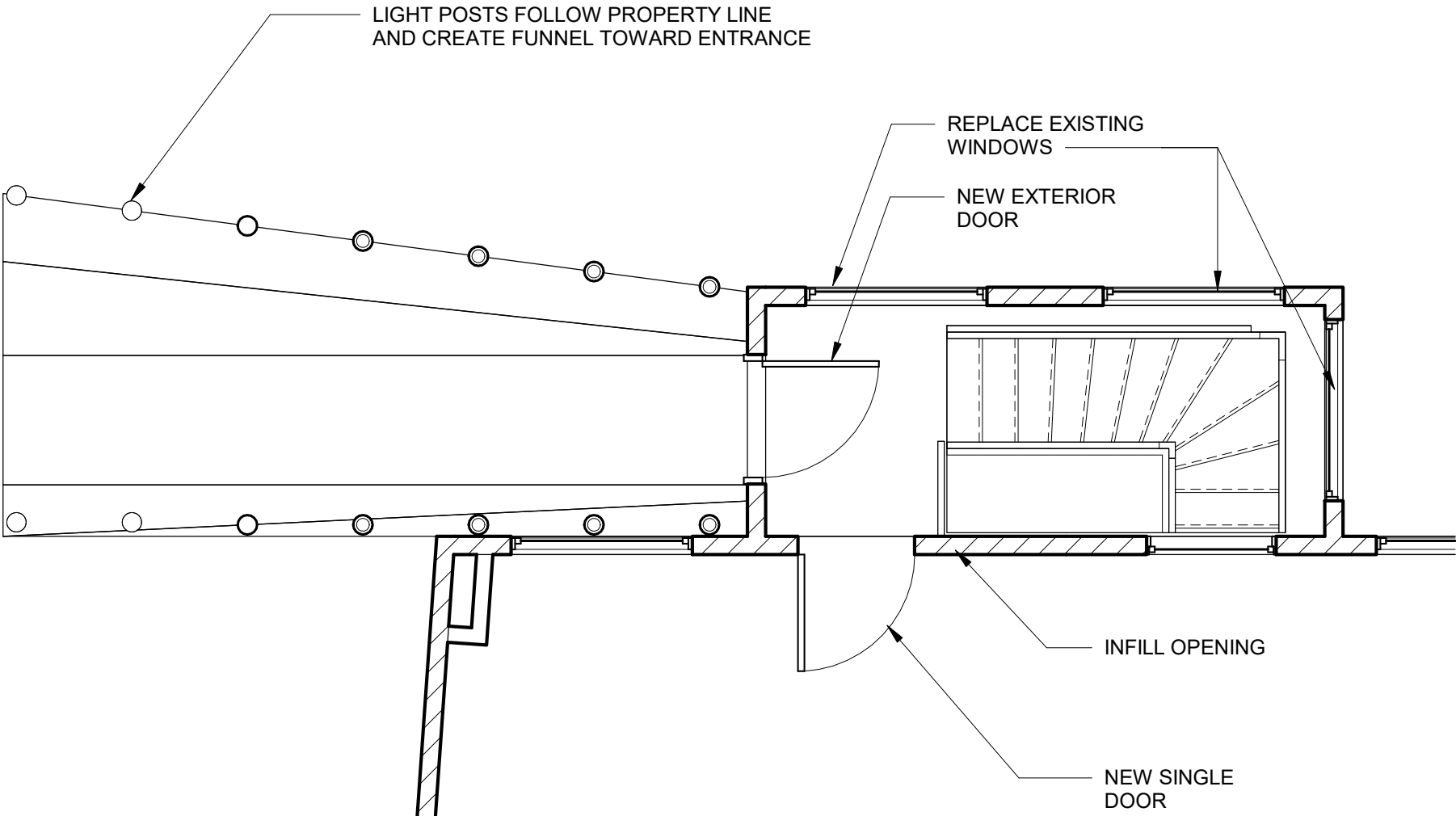
LIGHT POLE OPTION:  
THIS OPTION USES METAL LIGHT POLES TO DEFINE THE ENTRANCE.  
THE POLES INCREASE IN HEIGHT TO CREATE A PROGRESSION AND  
BETTER HIGHLIGHT THE ENTRANCE DOOR.

COST ESTIMATE: TBD

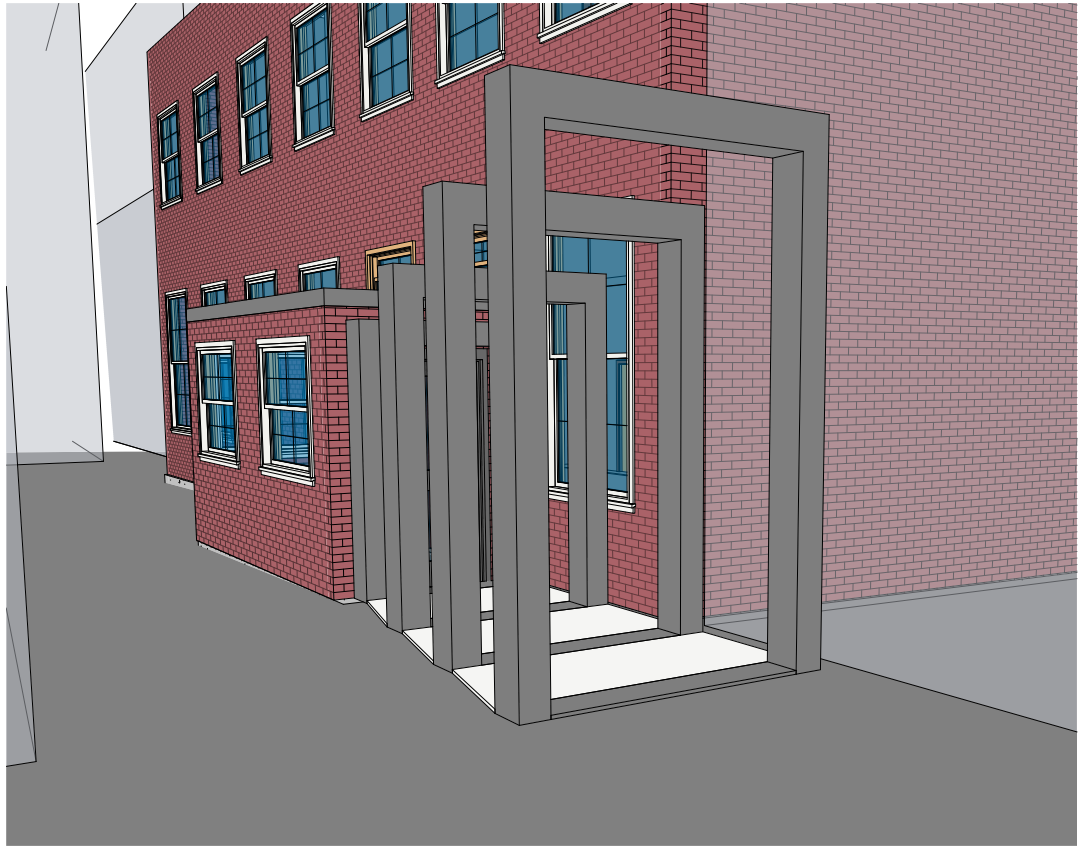
2 3D View - Light Poles



3 Elevation 3D - Light Poles  
1/8" = 1'-0"

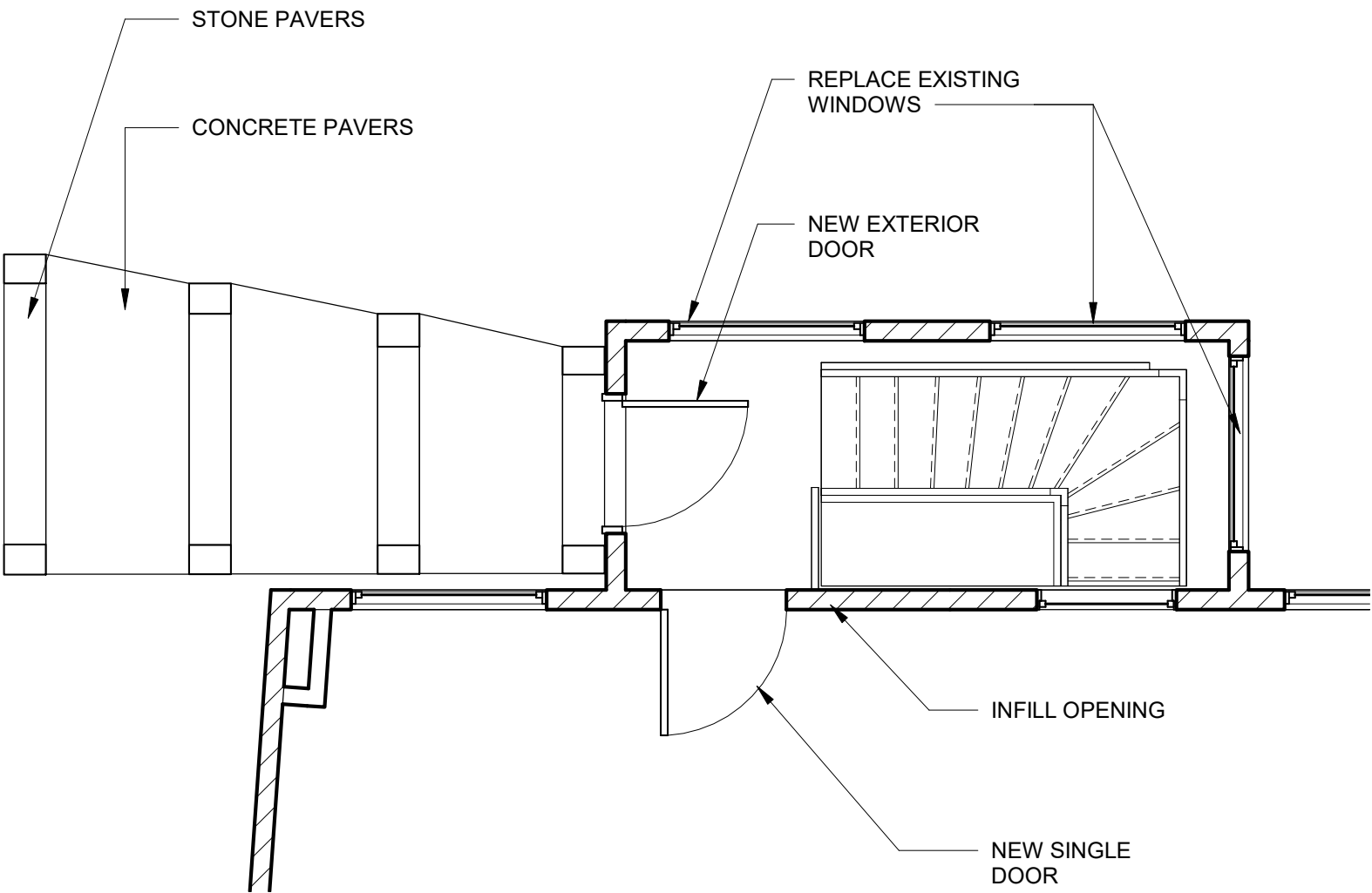


1 Level 1 - Callout - Light Poles  
1/4" = 1'-0"

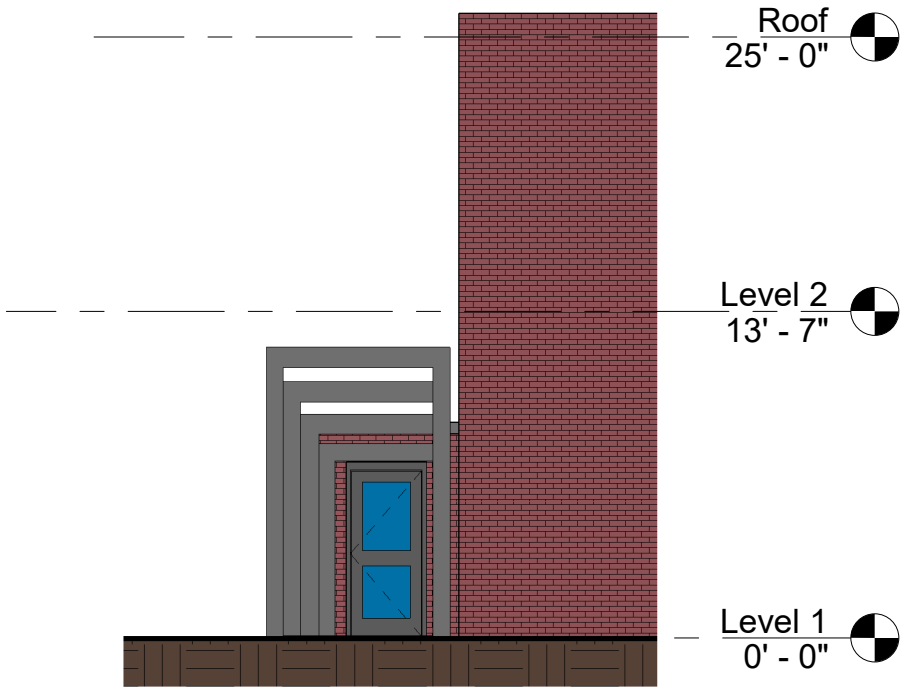


FRAMES OPTION:  
THIS OPTION DEFINES THE ENTRANCE USING A SERIES OF WOODEN FRAMES THAT DECREASE IN HEIGHT AS YOU MOVE TOWARD THE ENTRANCE DOOR. THE PAVING PATTERN ALTERNATES BETWEEN STONE AND CONCRETE TO FOLLOW THE FRAMES ABOVE.

COST ESTIMATE: TBD

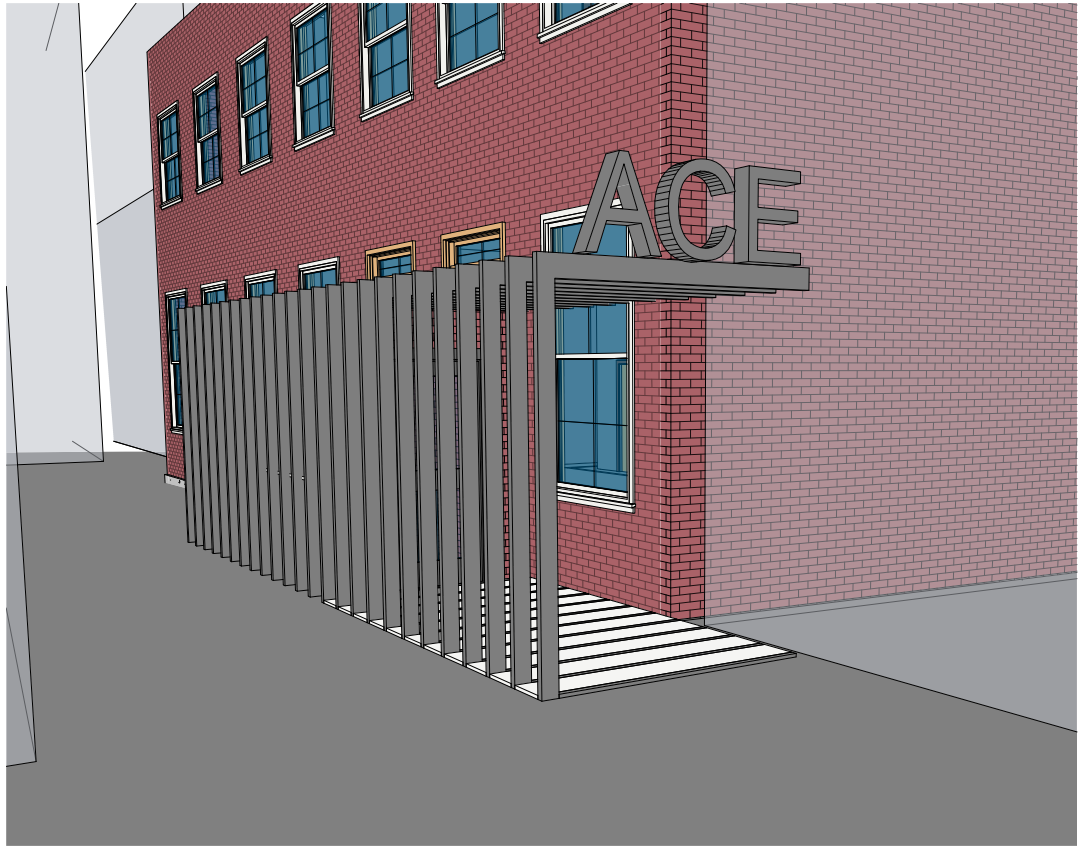


2 3D View - Frames

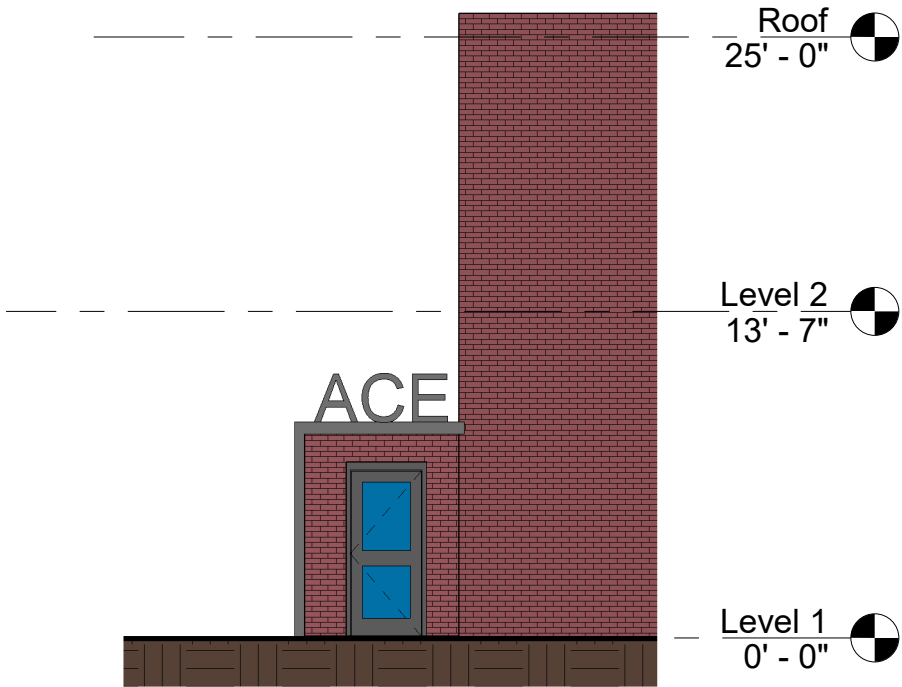


3 Elevation 3D - Frames  
1/8" = 1'-0"

1 Level 1 - Callout - Frames  
1/4" = 1'-0"



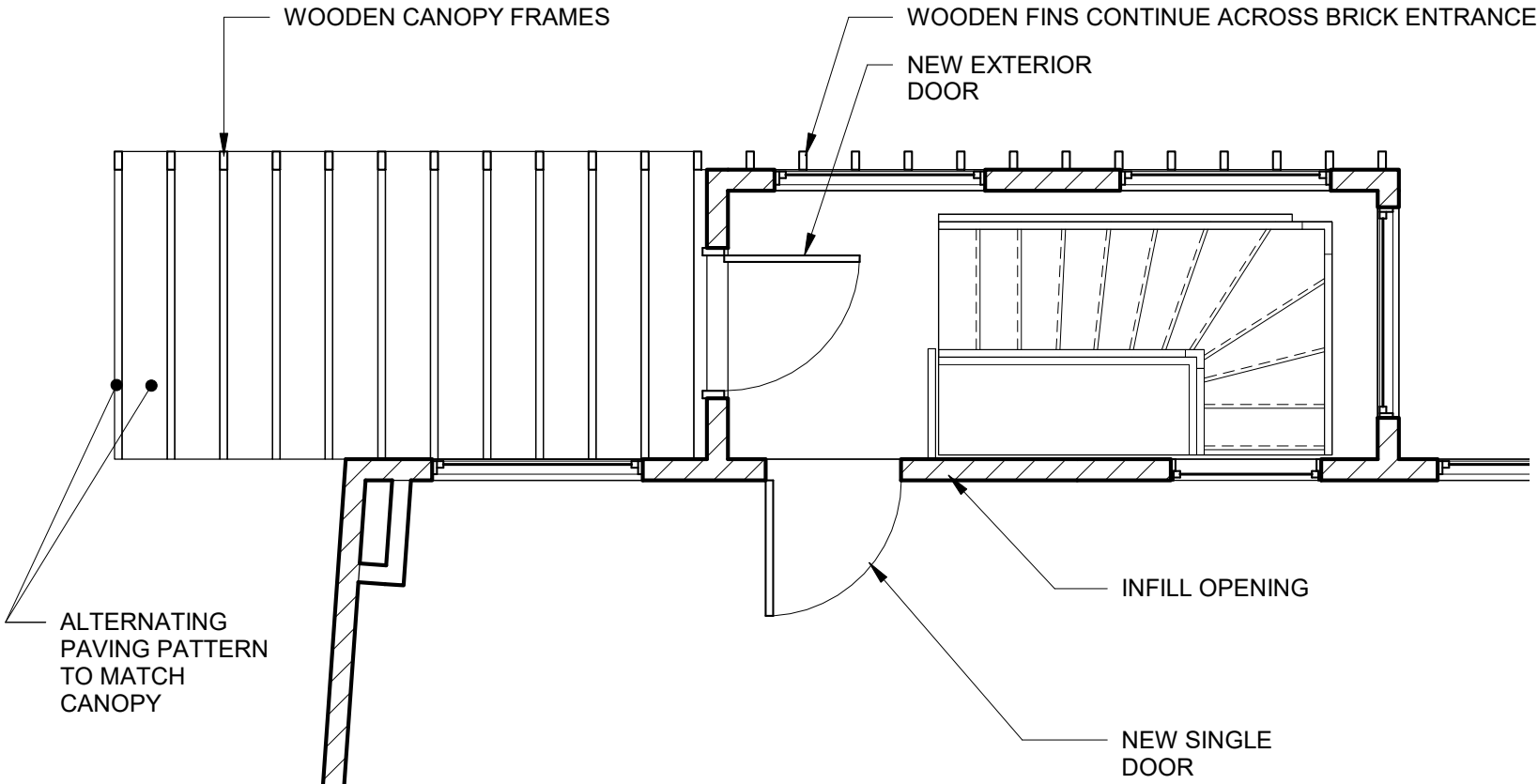
2 3D View - Canopy



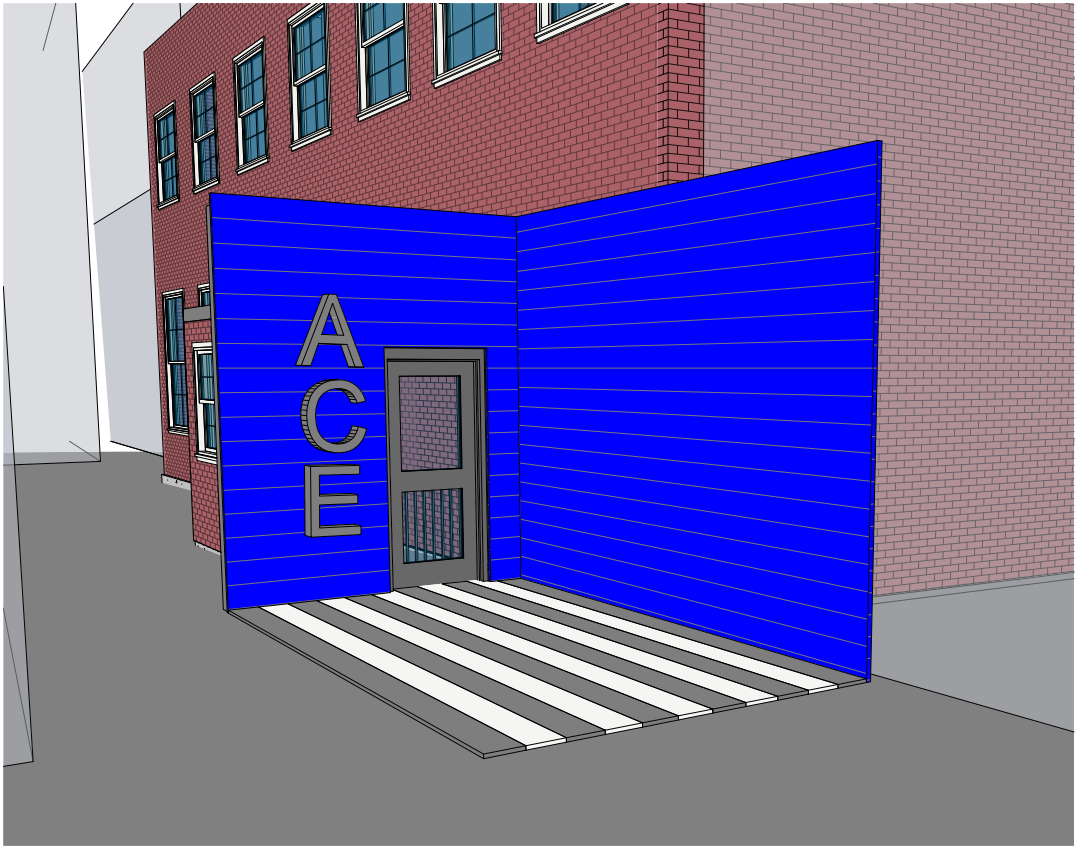
3 Elevation 3D - Canopy  
1/8" = 1'-0"

CANOPY OPTION:  
THIS OPTIONS DEFINES THE ENTRANCE WITH AN OPEN-AIR CANOPY THAT EXTENDS TOWARD THE REAR PARKING LOT. THE CANOPYS VERTICAL FINS CONTINUE PAST THE ENTRANCE DOOR TO COVER THE BRICK BUMP-OUT AND CREATE A MORE UNIFORM ELEMENT.

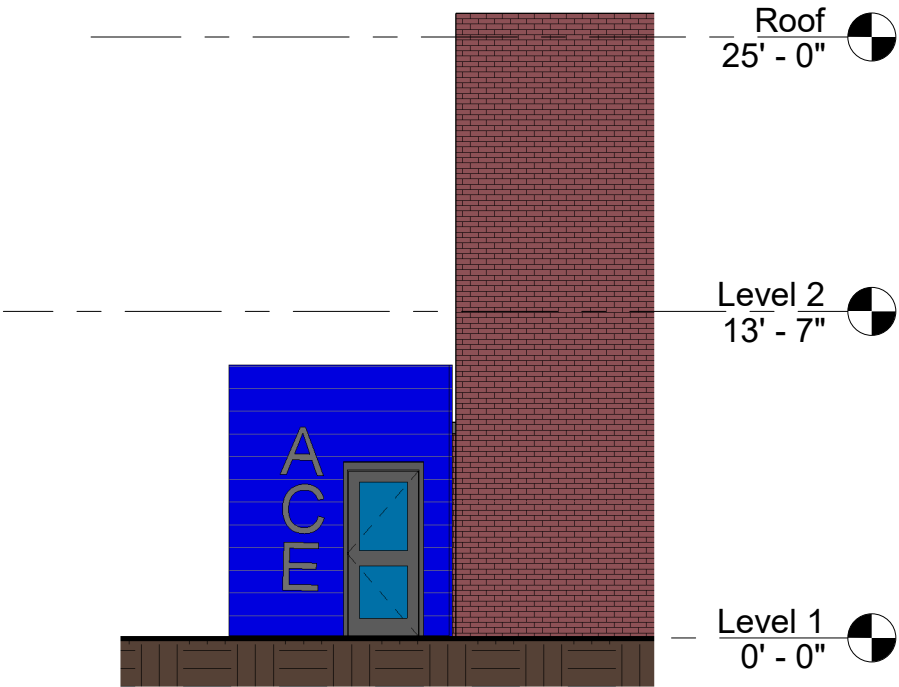
COST ESTIMATE: TBD



1 Level 1 - Callout - Canopy  
1/4" = 1'-0"



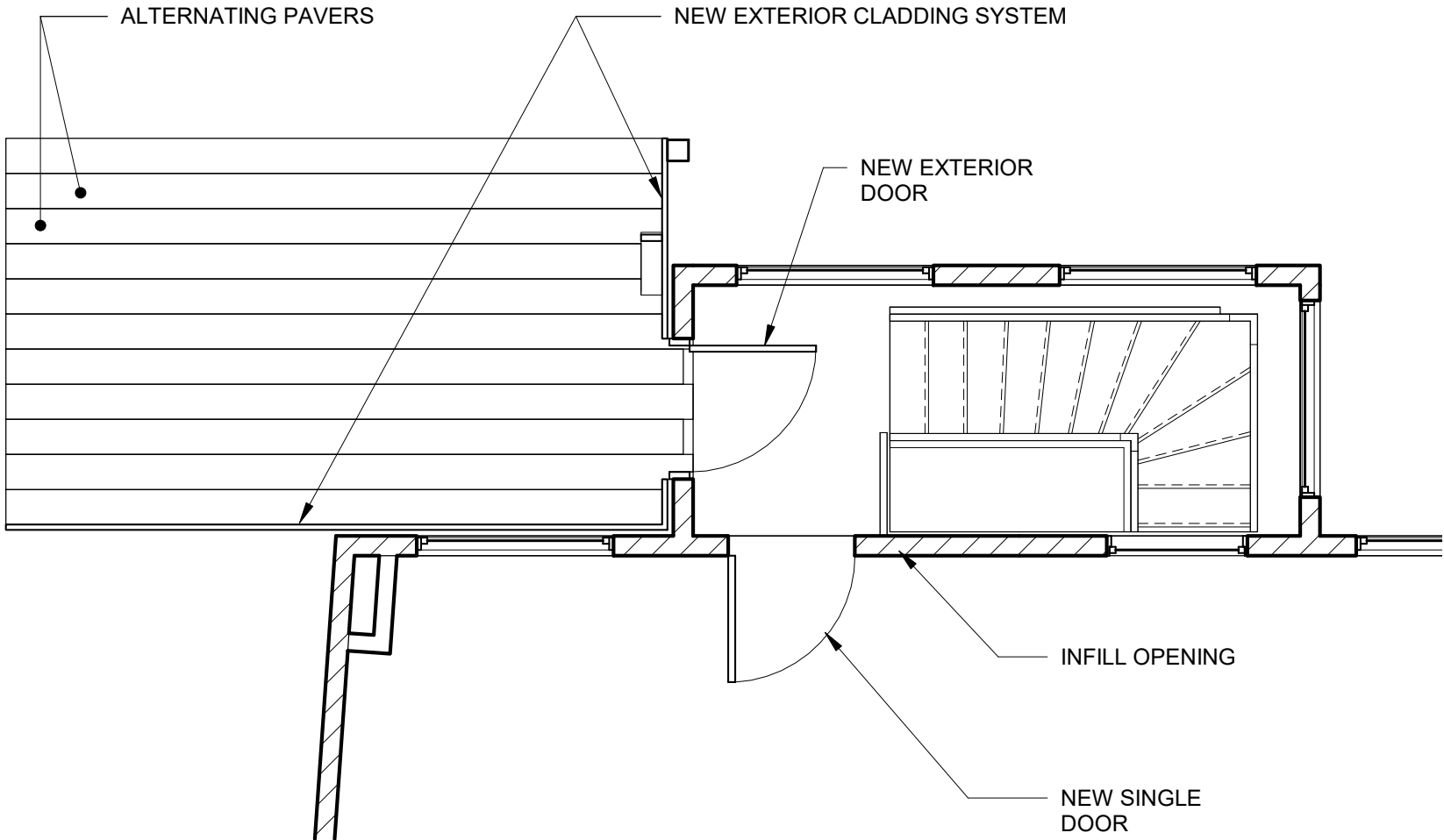
2 3D View - Box



3 Elevation 3D - Box  
1/8" = 1'-0"

BOX OPTION:  
THIS OPTION CREATES A NEW APPEARANCE TO THE REAR ENTRANCE BY WRAPPING THE FRONT AND SIDE WALLS IN A CONTRASTING MATERIAL. THIS SERVES TO BETTER DEFINE THE ENTRANCE AND THE EXPERIENCE OF USING IT.

COST ESTIMATE: TBD



1 Level 1 - Callout - Box  
1/4" = 1'-0"

<b>ESTIMATE DATE:</b>	March 29, 2020
<b>PROJECT:</b>	<b>Albion Cultural Exchange Exterior Improvements</b>
<b>ARCHITECT:</b>	Space Command
<b>DRAWING DATE:</b>	February 24, 2020

DESCRIPTION	Notes	Base Estimate
<b>Construction Costs</b>		
Demolition	Sawcut Asphalt, Selective Demolition	\$2,534
Masonry	Tuckpointing Allowance	\$5,000
Rough Carpentry	New Door & Window Blocking	\$1,620
Roofing	New Coping	\$1,519
Joint Sealants	Sealants Around Doors & Windows	\$506
Doors, Frames, Hardware	Two New Doors	\$5,063
Storefront & Glazing Systems	Replace Windows	\$3,341
Power Door Operator	Two New Power Openers	\$5,063
Gypsum Drywall	Infill	\$1,519
Flooring	Keep Existing Flooring	\$0
Painting	Paint Door Frames, Interior Patched Wall	\$1,519
Signage	Allowance	\$2,500
HVAC	Existing Exhaust Remains	\$0
Electrical	New Lights, Sign Lighting	\$2,228
Security Systems	By Owner	\$0
Pavers		\$2,734
General Conditions		\$2,467
General Requirements		\$1,480
Cleaning and Waste Management		\$506
General Liability Insurance		\$499
Builders Risk Insurance		\$104
Building Permit		\$1,539
Bonds/Sub Bonds		\$490
<b>Subtotal Construction Costs</b>		<b>\$42,230</b>
Escalation	Spring 2020 Start	\$0
Construction Contingency		\$3,779
Contractors Fee		\$3,326
<b>Total Construction Estimate</b>		<b>\$49,335</b>