

Appellant's Exhibit 7

(as referenced in June 30, 2017

Appellant WPDC Cleveland LLC's Witness and Exhibit List)

WPDC CLEVELAND, ORIGINS TENANT IMPROVEMENTS

This is an Opinion of Probable Cost



DATE: April 16, 2017
 A/E: WPDC Cleveland, LLC
 ESTIMATE: Construction Documents Estimate
 SPECIFICS: Various Tenant Improvements at Existing Commercial Space

CSI Div.	DIVISION TITLE	TOTAL
FACILITY CONSTRUCTION SUBGROUP		
2	EXISTING CONDITIONS	\$13,229
3	CONCRETE	\$12,375
4	MASONRY	\$1,650
5	METALS	\$16,500
6	WOODS, PLASTICS & COMPOSITES	\$11,250
7	THERMAL & MOISTURE PROTECTION	\$57,308
8	OPENINGS	\$91,775
9	FINISHES	\$33,185
FACILITY SERVICES SUBGROUP		
21	FIRE SUPPRESSION	\$14,150
22	PLUMBING	\$13,530
23	HVAC	\$45,800
26	ELECTRICAL	\$83,520
SITE AND INFRASTRUCTURE SUBGROUP		
31	EARTHWORK	\$7,420
32	EXTERIOR IMPROVEMENTS	\$6,250
33	UTILITIES	\$12,400
PROJECT TOTAL Bare Costs		\$420,341
	Estimate Contingency	0% \$0
PROJECT SUBTOTAL		\$420,341
	General Requirements	10% \$42,034
PROJECT SUBTOTAL		\$462,375
	GC Overhead & Profit	8% \$36,990
	State & Local Taxes	10% \$46,238
PROJECT TOTAL		\$545,603

Exclusions and Assumptions:

- 1 Excludes Furnishings or Equipment

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CSI #	Description	Quantity	Units	Unit Cost	Extended
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2 EXISTING CONDITIONS

DEMOLITION

1	Demo existing doors	1	Allow	200.00	\$200
2	Demo all siding, cladding & trim from CMU exterior	3,800	SF	0.15	\$570
3	Demo scupper & downspout	1	EA	50.00	\$50
4	Demo all wall fittings at interior	3,800	SF	0.05	\$190
5	Demo concrete ramp	185	SF	4.25	\$786
6	Demo concrete SOG at select	1,100	SF	3.95	\$4,345
7	Demo portions of existing CMU for new openings	750	SF	6.00	\$4,500
8	Temporary structure for CMU openings	1	Allow	650.00	\$650
9	Demo metal coping at parapet	215	LF	2.50	\$538
10	Roofing, left in place, assumed	1	Allow	0.00	\$0

DISPOSAL

1	Load/haul demo'd material	1	LS	900.00	\$900
2	Disposal charges	1	LS	500.00	\$500

DIVISION 2 TOTAL **\$13,229**

3 CONCRETE

FOUNDATIONS

1	1'-4"X1'-3" continuous footing, reinforced	4	CY	450.00	\$1,800
2	1'-10"X0'-8" continuous footing at select existing	5	CY	525.00	\$2,625
3	2'-5"X2'-5"X1'-3" spread footing at select	1	CY	400.00	\$400

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CSI #	Description	Quantity	Units	Unit Cost	Extended
SLABS					
1	4" slab on grade, at patched SOG	1,300	SF	4.75	\$6,175
2	Base aggregate at SOG	25	CY	55.00	\$1,375
DIVISION 3 TOTAL					\$12,375
4 MASONRY					
1	Infill CMU wall at select exterior openings	30	SF	55.00	\$1,650
DIVISION 6 TOTAL					\$1,650
5 METALS					
1	New metal canopy, full system	60	LF	275.00	\$16,500
DIVISION 6 TOTAL					\$16,500
6 WOODS, PLASTICS & COMPOSITES					
WALL CONSTRUCTION					
1	2X4 stud framing at select interior walls	600	SF	1.75	\$1,050
2	2X6 stud framing at select interior walls	1,100	SF	2.50	\$2,750
3	Sheathing at select shearwalls	700	SF	1.95	\$1,365
4	LVL 1-3/4"X11-7/8" headers	15	LF	14.00	\$210
FLOOR CONSTRUCTION					
1	LVL 1-3/4"X11-7/8" at 16" OC at Mezz framing	400	SF	4.25	\$1,700
2	Sheathing at subfloor	400	SF	1.75	\$700

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CSI #	Description	Quantity	Units	Unit Cost	Extended
ROOF CONSTRUCTION					
1	8X8 posts, throughout	60	LF	12.00	\$720
2	3X12 at new roof openings	15	LF	24.00	\$360
3	PT 6X6 columns at select	60	LF	9.00	\$540
STAIRS & OTHER FRAMING					
1	Stair framing, complete system, per Riser	14	Risers	95.00	\$1,330
2	Handrails at stairs	15	LF	35.00	\$525
DIVISION 6 TOTAL					\$11,250
7 THERMAL & MOISTURE PROTECTION					
SIDING					
1	Furring at all existing exterior CMU	3,000	SF	1.50	\$4,500
2	Brazilian teak wood cladding system, on furring	3,000	SF	13.50	\$40,500
3	Trim at all new wood cladding	450	LF	9.75	\$4,388
4	Flashing & sealing at all new wood cladding	3,000	SF	0.15	\$450
ROOFING					
1	No new roofing, assumed	1	Allow	0.00	\$0
2	New metal coping at parapet	220	LF	25.00	\$5,500

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CSI #	Description	Quantity	Units	Unit Cost	Extended
INSULATION					
1	Rigid insulation at new SOG perimeter	200	SF	3.50	\$700
2	Sound batt insulation at 4" walls	600	SF	0.65	\$390
3	Sound batt insulation at 6" walls	1,100	SF	0.80	\$880
4	No other new insulation, assumed	1	Allow	0.00	\$0
DIVISION 7 TOTAL					\$57,308
8	OPENINGS				
DOORS					
1	6070 Storefront door	4	EA	4,100.00	\$16,400
2	3070 HM door & frame, flush	1	EA	1,400.00	\$1,400
3	3070 SC WD door & frame, flush	4	EA	1,325.00	\$5,300
4	Wood casing trim at wood doors, both sides	140	LF	6.50	\$910
5	Interior door hardware	4	EA	325.00	\$1,300
6	Exterior door hardware	9	EA	450.00	\$4,050
WINDOWS					
1	New storefront windows, exterior, throughout	650	SF	85.00	\$55,250
2	New storefront windows, interior, throughout	85	SF	80.00	\$6,800
3	Flashing & sealing at new SF windows	730	SF	0.50	\$365
DIVISION 8 TOTAL					\$91,775

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CSI #	Description	Quantity	Units	Unit Cost	Extended
9 FINISHES					
WALL FINISHES					
1	5/8" GWB taped & finished, level 4	3,400	SF	2.50	\$8,500
2	Prime all GWB	3,400	SF	0.40	\$1,360
3	Paint all GWB, 2 coats	3,400	SF	1.20	\$4,080
4	No other wall finishes, assumed	1	LS	0.00	\$0
FLOOR FINISHES					
1	Patch & level existing concrete	1,700	SF	0.20	\$340
2	Seal all concrete	2,800	SF	0.35	\$980
3	VCT at select areas	500	SF	3.25	\$1,625
4	Wood base trim, throughout	325	LF	6.00	\$1,950
CEILING FINISHES					
1	5/8" GWB taped & finished, level 4	250	SF	2.50	\$625
2	Prime all GWB	250	SF	0.40	\$100
3	Paint all GWB, 2 coats	250	SF	1.20	\$300
4	Clean existing wood ceiling	2,800	SF	0.25	\$700
FITTINGS					
1	Restroom accessories package	1	EA	350.00	\$350
2	Drop down ladder & access hatch at Roof	1	EA	650.00	\$650
3	Blinds at all windows	650	SF	8.50	\$5,525
4	Storage shelves	400	SF	14.00	\$5,600
5	Other fittings & accessories	1	Allow	500.00	\$500
DIVISION 9 TOTAL					\$33,185

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CSI #	Description	Quantity	Units	Unit Cost	Extended
21	FIRE SUPPRESSION				
1	Riser assembly	1	LS	1,750.00	\$1,750
2	Fire department connection	1	EA	1,200.00	\$1,200
3	Fire sprinkling, throughout, full system	3,200	SF	3.50	\$11,200
DIVISION 21 TOTAL					\$14,150

22 PLUMBING

PLUMBING

1	Water closet, rough & finish, to 10'	1	EA	1,650.00	\$1,650
2	Lav sink, rough & finish, to 10'	1	EA	1,400.00	\$1,400
3	Hose bibbs, rough & finish, to 10'	2	EA	450.00	\$900
4	Floor drains, rough & finish, to 10'	4	EA	600.00	\$2,400
5	Water heater, rough & finish, to 10'	1	EA	2,250.00	\$2,250
6	Shower assembly, rough & finish, to 10'	1	EA	2,500.00	\$2,500
7	Piping & fittings	1	LS	1,850.00	\$1,850

GUTTER & DOWNSPOUT

1	New scupper at roof	1	EA	400.00	\$400
2	New downspout at roof	20	LF	9.00	\$180

DIVISION 22 TOTAL **\$13,530**

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CSI #	Description	Quantity	Units	Unit Cost	Extended
23 HVAC					
1	New HVAC equipment, throughout	3,200	SF	9.00	\$28,800
2	New HVAC distribution, throughout	3,200	SF	4.50	\$14,400
3	New HVAC controls, throughout	3,200	SF	0.50	\$1,600
4	TAB	1	LS	1,000.00	\$1,000
DIVISION 23 TOTAL					\$45,800
26 ELECTRICAL					
1	Service & distribution	3,200	SF	2.50	\$8,000
2	Lighting	3,200	SF	12.50	\$40,000
3	Emergency lighting	3,200	SF	0.65	\$2,080
4	Devices	3,200	SF	1.75	\$5,600
5	Basic materials	3,200	SF	5.25	\$16,800
6	Communications & security	3,200	SF	1.95	\$6,240
7	Fire alarm system	3,200	SF	1.50	\$4,800
DIVISION 26 TOTAL					\$83,520
31 EARTHWORK					
1	Excavate spoiled fill at demo'd slab, with care	250	CY	23.00	\$5,750
2	Excavate for utilities work	35	CY	12.00	\$420
3	Base agg bedding at utilities work	10	CY	55.00	\$550
4	Backfill at utilities work	25	CY	8.00	\$200
5	Other minor earthworks	1	LS	500.00	\$500
DIVISION 31 TOTAL					\$7,420

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CSI #	Description	Quantity	Units	Unit Cost	Extended
32 EXTERIOR IMPROVEMENTS					
1	Demo select existing concrete sidewalks	100	SF	3.25	\$325
2	Demo select existing road asphalt	250	SF	2.75	\$688
3	Demo select existing parking asphalt	250	SF	2.65	\$663
4	Patch demo'd concrete sidewalks	100	SF	6.50	\$650
5	Patch demo'd asphalt at road	250	SF	3.85	\$963
6	Patch demo'd asphalt at parking	250	SF	3.85	\$963
7	Traffic control for utilities work	1	Allow	1,500.00	\$1,500
8	Other minor site improvements	1	LS	500.00	\$500
DIVISION 32 TOTAL					\$6,250
33 UTILITIES					
1	New water service to building	125	LF	24.00	\$3,000
2	New fire line service to building	125	LF	28.00	\$3,500
3	New waste service from building	125	LF	14.00	\$1,750
4	Meters, structures & fittings	1	Allow	3,500.00	\$3,500
5	Other minor utilities work	1	LS	650.00	\$650
DIVISION 33 TOTAL					\$12,400