

CATEGORY	ITEM	VMC Item Description	VMC Options Item Remarks	Historic Pres.	STAGE ONE	STAGE TWO
Stage 1	DA.01	Fencing and cameras deployed	Baseline - 3 - 5 years for Stage 1 for purposes of this study costs are described for a 3 year period		\$45,000	
Stage 1	DA.02	Secure all building doors and access points	included with DA.01		\$0	
Stage 1	DA.03	Secure memorial gardens and loading areas	included with DA.01		\$0	
Stage 1	DA.04	Pre-closure testing of fire/life safety systems	annual testing for 3 years		\$9,000	
Stage 1	DA.05	Repair of systems that failed testing	Allowance		\$90,000	
Stage 1	DA.06	Removal of all FF&E	Allowance		\$45,000	
Stage 1	DA.07	Removal of combustible finishes from event level spaces			\$150,000	
Stage 1	DA.08	Remove all bowl seating			\$225,000	
Stage 1	DA.09	Remove bowl curtains			\$65,000	
Stage 1	DA.10	Decommission existing chilled water and ice rink brine system and drainage			\$45,000	
Stage 1	DA.11	Decommission existing domestic hot water heaters and drainage of domestic hot water piping.			\$30,000	
Stage 1	DA.12	Shut off all water supply except deemed necessary for minimal facility maintenance			\$25,000	
Stage 1	DA.13	Removal of memorial garden name walls and relocation			\$250,000	
Stage 1	DA.14	Removal of all perishable items from facility			\$0	

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Stage 1	DB.01	Regular security inspection of exterior and interior building			\$168,000	
Stage 1	DB.02	Maintain existing egress lighting			\$9,000	
Stage 1	DB.03	Address any current water/air intrusion issues			\$60,000	
Stage 1	DB.04	Funds for regular inspections to detect new building envelope failures			\$168,000	
Stage 1	DB.05	Continued maintenance of the existing boiler plant and heating water distribution system			\$30,000	
Stage 1	DB.05	Continued maintenance of the existing air handler system to maintain building temperature above 45 degrees			\$30,000	
Stage 1	DB.06	Maintain all existing building service and lighting required for emergency and security services			\$480,000	
Stage 1	DB.08	Address pest intrusion through dry plumbing traps and regular inspection			\$7,200	
Stage 1	DB.09	Maintain areas of building that have wet sprinkler systems at minimum 45 degree F	Included above		\$0	
Site	DC.01	Disconnect and disassemble all utilities				\$0
Site	DC.02	Soil and final grading				\$0
Site	DC.03	Paving-unitized				\$0
Site	DC.04	Paving-concrete ground and recycled				\$185,000
Site	DC.05	Large tree removal and recycling				\$0

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Site	DC.06	Small trees, shrubs and groundcover removal and recycling				\$0
Site	DC.07	English ivy disposal				\$0
Site	DC.08	Disconnect and removal of irrigation system				\$0
Site	DC.09	Reuse and salvage Veteran's Memorial gardens				\$250,000
Demolition	DD.01	Demolition of Structure and Removal of all materials from the site				\$4,300,000
Envelope	DD.01	Build-up roof system	Included in Base Demolition Cost			\$0
Envelope	DD.02	Plywood fascia	Included in Base Demolition Cost			\$0
Envelope	DD.03	Curtain wall system	Salvage of Glass			\$600,000
Structure	DE.01	Steel joists and trusses	Included in Base Demolition Cost			\$0
Structure	DE.02	Concrete columns, seating bowl, elevated & on-grade slabs, perimeter and interior walls	Recycle Materials on site			\$185,000
Structure	DE.03	Glulam framing of the curtain wall system	Included in Base Demolition Cost			\$0
Structure	DE.04	Suspended catwalk system	Included in Base Demolition Cost			\$0
Mechanical/Electrical/Plumbing	DF.01	R11 refrigerant in chiller #3	Included in DH.07			\$0
Mechanical/Electrical/Plumbing	DF.02	Salvage equipment: Chiller 1 & 2 and Aerco benchmark water heater	Included in Base Demolition Cost			\$0
Mechanical/Electrical/Plumbing	DF.03	Remove and recycle copper wiring and piping	Included in Base Demolition Cost			\$0

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Mechanical/Electrical/Plumbing	DF.04	Remove and recycle HVAC sheet metal, air handlers, all piping, steel and iron	Included in Base Demolition Cost			\$0
Mechanical/Electrical/Plumbing	DF.05	Recycle metal in nitrogen filled transformers and all major electrical equipment	Included in DH.07			\$0
Mechanical/Electrical/Plumbing	DF.06	Recycle ducts and other air distribution infrastructure	Included in Base Demolition Cost			\$0
Mechanical/Electrical/Plumbing	DF.07	Recycle water distribution line metals	Included in Base Demolition Cost			\$0
Mechanical/Electrical/Plumbing	DF.08	Recycle plumbing fixtures	Included in Base Demolition Cost			\$0
Mechanical/Electrical/Plumbing	DF.09	Recycle light fixture metals	Included in Base Demolition Cost			\$0
Interior Finishes	DG.01	Remove and recycle non-structural partitions	Included in Base Demolition Cost			\$0
Interior Finishes	DG.02	Remove and recycle all doors	Included in DG.06			\$0
Interior Finishes	DG.03	Remove and recycle floor finishes	Included in Base Demolition Cost			\$0
Interior Finishes	DG.04	Wood panels	Included in DG.06			\$0
Interior Finishes	DG.05	Recycle ceiling tiles and metal frames	Included in Base Demolition Cost			\$0
Interior Finishes	DG.06	Salvage fixed furnishings and casework				\$150,000
Misc. Systems	DH.01	Scoreboard	Included in Base Demolition Cost			\$0
Misc. Systems	DH.02	Retractable seating platforms	Donation to Public Arena			\$0
Misc. Systems	DH.03	Remove and recycle elevators	Included in Base Demolition Cost			\$0
Misc. Systems	DH.04	Recycle interior hand and guardrail metals	Included in Base Demolition Cost			\$0

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Misc. Systems	DH.05	Kitchen equipment and freezers	Included in Base Demolition Cost			\$0
Asbestos and Hazardous Materials	DH.06	Removal and Disposal				\$850,000
Universal Waste and Disposal	DH.07	Removal and Disposal				\$60,000
			DIRECT HARD COST SUB TOTAL		<b>\$1,931,200</b>	<b>\$6,580,000</b>
			<b>HARD COST SUMMARY</b>			
			Estimating Contingency @ 12%		\$231,744	\$789,600
			PHASING AND TEMPORARY WORK @ 2%		\$38,624	\$131,600
			General Conditions @ 12%		\$231,744	\$789,600
			Bonds and Insurance @ 2.5%		\$48,280	\$164,500
			FEE @ 3%		\$57,936	\$197,400
			Escalation @ 3% PER YEAR for 3 years		\$228,558	\$778,743
			Total		<b>\$2,768,086</b>	<b>\$9,431,443</b>
			<b>SOFT COSTS</b>			
			Soft Costs include engineering, project management, permits and fees, and are 15% of the Direct Hard Costs		\$415,213	\$1,414,716
			<b>DECONSTRUCTION TOTAL COST STAGE 1 &amp; STAGE 2</b>			
					<b>\$14,029,458</b>	