

CTF Meeting Minutes

Meeting attended by:	Keely Schneider, Alan Barlow, Bonnie Postlethwaite, Diane Cassity, Don Wakefield, Chuck Downing, Marilyn Carpenter, Kendyl Gibbons, Tom Everitt, Lamar Hicks; Amy Eckhoff (GW)
Absent from meeting:	Jane Gilbreath, Tom Pistorius
Date:	January 16, 2017
Time:	1:00PM
Topic #1 Notes: At the CTF's request, GW engaged a professional cost estimator to update the construction cost estimate to measure the continuing validity of the renovation project budget. The CTF was presented the updated estimate (see attached). It suggests a possibility that costs could exceed the project's construction budget by approximately 23% (\$1.7M/\$1.3M). The CTF met with Amy Eckhoff to analyze the estimate and perform a cost reduction exercise. The CTF reviewed the estimate by each line item and identified several areas where costs could be reduced. Those reductions will be reflected in the final construction documents. The CTF also identified several items that will be listed as alternates on the construction documents for bidding purposes. The CTF believes it is likely that some of the estimate's allowances are on the high side due to the estimator being cautious. The CTF believes that because of cost reductions found and alternates identified, the project budget remains viable without adversely affecting the quality or overall scope of the renovation. Action Items: <ul style="list-style-type: none">• Areas identified where costs could be reduced will be reflected in the final construction documents.• Several identified items will be listed as alternates on the construction documents.• The cost reductions and alternates identified for budget purposes will be explained to the congregation at the talking/listening session on January 29th.	
Next Meeting: Wednesday, January 25, 2017 at 6:30PM, in Conover at ASUUC	

50% Construction Document Estimate

All Souls Unitarian Universalist Church Renovation & Addition
4501 Walnut Street Kansas City, MO 64111

STR CONSULTING
350 West Ontario Street, Suite 200
Chicago, Illinois 60654

Client: GastingWalker&

Architect: GastingWalker&

January 10, 2017

Possible Cost	Cost specific to
Reduction Items	Lantern
\$ 185,447.12	\$ 44,187.58

No.	Description	Quantity	Unit	Unit Price	Amount	Total
CSI DIV	SUMMARY					
010000	General Requirements				\$273,446	
020000	Demolition				\$26,015	
030000	Concrete				\$125,468	
040000	Masonry				\$133,776	
050000	Metals				\$78,438	
060000	Wood, Plastic and Composite				\$18,148	
070000	Thermal and Moisture Protection				\$225,563	
080000	Openings				\$102,457	
090000	Finishes				\$150,480	
100000	Specialties				\$6,380	
110000	Equipment				None	
120000	Furnishings				\$17,283	
130000	Special Construction				None	
140000	Conveying Equipment				\$60,000	
210000	Fire Suppression				None	
220000	Plumbing				\$18,936	
230000	Heating Ventilation and Air Condition				\$313,999	
260000	Electrical				\$129,725	
270000	Communication				\$9,200	
280000	Electronic Safety and Security				\$6,325	
310000	Earthwork				\$10,500	
320000	Exterior Improvements				\$75,340	
330000	Utilities				None	
	Total Estimated Cost					\$1,781,477
	Contingency	10%		\$1,781,477	\$178,147.74	
	Total Construction Budget					\$1,959,625
	The following items are excluded from this estimate:					
	- Special Consultant Fees			- Special hoisting or restricted site access		
	- Legal Fees			- Premium time and overtime labor rates		
	- Utility Company Service Fees			- FF&E Work		
	- A/E or Design Fees			- Escalation		
	Estimator's Comments					
1	This estimate is based on GastingWalker 50% construction documents drawings dated 12/12/16					
2	Area of existing building demolition	1,635	s.f.			
3	Area of Addition	2,661	s.f.			
4	First Floor Renovation Area	1,823	s.f.			
5	Area of original 1959 basement	2,307	s.f.			
6	The only work included in the 1962 wing is:					

CONCEPT BUDGET

\$1,383,901.00	
\$127,167.00	Construction Contingency
\$69,195.00	Owner Contingency
\$1,580,263.00	
\$379,362.16	24.01%

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Possible Cost
 Reduction Items

Cost specific to
 Lantern

No.	Description	Quantity	Unit	Unit Price	Amount	Total
	a. Replacement of HVAC equipment and ductwork in Mechanical Room #033					
	b. Modify handrail height and painting in stairways.					
	c. Cleaning of existing ductwork.					
7	Only the roofing in Section A & B is being replaced. Section C, the 1962 wing roof, remains undistributed.					
8	There are no existing basement finish plans. We have included wall, ceiling and flooring repair in the basement as noted.					
9	We assume the existing electrical service and switchgear are adequate. We have added one new distribution panel for the HVAC.					
010000	General Requirements					
1	General Conditions	12%		\$1,508,032	\$180,964	
2	Contractor's Fee	5%		\$1,508,032	\$75,402	
3	Bond and Insurance	1%		\$1,508,032	\$15,080	
4	Mobilization	1	allow	\$2,000.00	\$2,000	
	Subtotal					\$273,446
020000	Demolition					
1	Demo existing building and disposal	1,635	s.f.	\$8.00	\$13,080	
2	Remove interior walls	70	l.f.	\$10.00	\$700	
3	Remove storefront window along A-line	2	each	\$380.00	\$760	
4	Remove interior doors & frame	2	each	\$95.00	\$190	
5	Remove exterior door & frames	1	each	\$142.50	\$143	
6	Remove 2' off area well walls	32	l.f.	\$40.00	\$1,280	
7	Remove brick veneer on south exterior wall	8	hours	\$92.00	\$736	
8	Remove lobby roof structure	366	s.f.	\$5.00	\$1,830	
	a. Temporary shoring	27	l.f.	\$25.00	\$675	
9	Remove existing lobby drywall ceiling					Existing drywall ceiling to remain
10	Remove existing casework and millwork (not shown)	1	allow	\$736.00	\$736	
11	Remove flooring	1,530	s.f.	\$0.50	\$765	
12	Remove roof structure for Elevator shaft	132	s.f.	\$10.00	\$1,320	
	a. Temporary shoring	32	l.f.	\$25.00	\$800	
13	Dumpster and debris removal	6	dumpste	\$500.00	\$3,000	
	Subtotal					\$26,015
030000	Concrete					
1	Excavation for Addition					

Reduced from 8% to better match market

\$1,508,032

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
a.	Column pad excavation	11	each	\$250.00	\$2,750	
b.	Grade beam excavation	174	c.y.	\$20.00	\$3,487	
c.	Fine grade building foot print	148	c.y.	\$25.00	\$3,704	
2	Concrete foundations for Additions					
a.	24" diameter pier at 15.5 deep drilled - cased in place - no liner or bell	18	each	\$1,261.81	\$22,713	
1.	Disposal of overburden	32	c.y.	\$30.00	\$973	
b.	Grade beam - 4000 PSI concrete	43	c.y.	\$600.00	\$25,680	
1.	Form wall stub at top of grade beam	214	l.f.	\$15.00	\$3,210	
2.	Stone backfill	132	c.y.	\$38.00	\$5,000	
c.	Column pads	11	each	\$500.00	\$5,500	
1.	setting plates and grout	11	each	\$200.00	\$2,200	
d.	4" Slab on grade	22	c.y.	\$160.00	\$3,576	
1.	4" gravel sub-base	22	c.y.	\$45.00	\$1,006	
2.	Vapor barrier	2,414	s.f.	\$0.75	\$1,811	
e.	2" Rigid insulation at foundation & SOG	1,284	s.f.	\$2.50	\$3,210	
f.	Connection to existing foundation wall	3	ocation	\$400.00	\$1,200	
3	Concrete for Elevator					
a.	Saw cut existing SOG for Elevator pit	33	l.f.	\$10.00	\$330	
b.	Remove slab	1	allow	\$1,136.00	\$1,136	
c.	Excavation pit	1	allow	\$1,672.00	\$1,672	
d.	Underpin Existing SOG and installed foundation walls	33	l.f.	\$160.00	\$5,280	
e.	Elevator pit SOG	3	c.y.	\$600.00	\$1,662	
4	Concrete for Renovation					
a.	Modify existing area way for new shaft	1	allow	\$3,008.00	\$3,008	
5	Segmented retaining wall - 60 l.f. 4' to 8' above grade	27	c.y.	\$500.00	\$13,333	
a.	Footing - 4'wide by 2' thick	18	c.y.	\$400.00	\$7,111	
6	Infill existing area well windows with concrete	3	each	\$1,972.00	\$5,916	
	Subtotal					\$125,468
	<i>Comparison cost for pier options</i>					
a.	Helical piers	18	each	\$2,000.00	\$36,000	
a.	24" diameter pier at 15.5 deep drilled - cased in place - no liner or bell	18	each	\$1,261.81	\$22,713	
1.	Disposal of overburden	32	c.y.	\$30.00	\$973	
040000	Masonry					
A.	Addition					
1	Rain screen masonry wall system	1,252	s.f.	\$33.20	\$41,566	
B.	Renovation					
1	8" CMU wall at Elevator	842	s.f.	\$12.00	\$10,098	
2	8" Elevator equipment room	80	s.f.	\$12.00	\$960	
3	Allowance for LL walls at elevator shaft	1	allow	\$4,412.00	\$4,412	
C.	Tuck pointing					
1	Grind and point modular brick wall	7,400	l.f.	\$8.00	\$59,200	
2	10% broken brick	740	s.f.	\$25.00	\$18,500	
	Subtotal					\$133,776

Drilled piers instead of helical

\$13,333
 \$7,111

No elevator equipment room

\$29,600.0
 \$18,500

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
050000	Metals					
A.	Structural Steel					
1	Wide flanges	4	tons	\$4,000.00	\$16,000	
2	Tube steel columns	11	each	\$1,200.00	\$13,200	
a.	Tube steel columns at clearstory	4	each	\$900.00	\$3,600	
3	Allowance of intel, angles, and girts (Not shown)	1	allow	\$8,000.00	\$8,000	
4	Roof bar joists	1.5	tons	\$5,000.00	\$7,500	
5	Metal 22 ga. Roof deck, 1-1/2" Galv.	3,388	s.f.	\$3.70	\$12,536	
6	Allowance for Elevator penthouse roof	80	s.f.	\$30.00	\$2,400	
7	Allowance for Vent Shaft roof structure	31	s.f.	\$30.00	\$930	
8	Infill floor opening at Lobby stairway chase	1	allow	\$1,972.00	\$1,972	
B.	Miscellaneous Metals					
1	Ornamental Rail at Lobby stair -free standing	44	l.f.	\$250.00	\$11,000	
2	Ornamental Rail at Lobby stair -wall mounted	22	l.f.	\$75.00		
3	Elevator miscellaneous metal					
a.	Pit Ladder	1	allow	\$600.00	\$600	
b.	Hoist beam	1	allow	\$500.00	\$500	
c.	Threshold angles	1	allow	\$200.00	\$200	
	Subtotal					\$78,438
060000	Wood, Plastic and Composite					
A.	Roof coping / nailer					
1	1"x4" coping wood blocking / nailer	196	l.f.	\$12.00	\$2,352	
2	Coping wood blocking / nailer at metal skin rain screen	75	l.f.	\$8.00	\$600	
B.	High Roof framing 800S250-54 joists	6	each	\$1,200.00	\$7,200	
C.	Wood blocking at window jamb & headers	204	l.f.	\$6.00	\$1,224	
D.	Curb at translucent clearstory base	64	l.f.	\$75.00	\$4,800	
E.	Increase guard rail height at Building C stairways	1	allow	\$1,972.00	\$1,972	
	Subtotal					\$18,148
070000	Thermal and Moisture Protection					
A.	Replace existing Roof areas A & B					
1	Remove existing roof and insulation	7,292	s.f.	\$2.75	\$20,053	
2	New EPDM roofing and 4" insulation - R20	7,292	s.f.	\$7.50	\$54,690	
3	1/2" base board	7,292	s.f.	\$1.50	\$10,938	
4	Allowance for tapered insulation for drainage. Assume 50%	3,646	s.f.	\$6.00	\$21,876	
5	Remove & replace fascia	177	l.f.	\$15.00	\$2,655	
6	Allowance to alum downspouts	60	l.f.	\$20.00	\$1,200	
7	Replacement allowance for LWC deck repair at 20% area	1,458	s.f.	\$4.75	\$6,927	
8	Cut and patch existing roof for Sola Tube Skylight	6	each	\$936.00	\$5,616	
9	Disposal of debris	6,296	s.f.	\$1.00	\$6,296	

Possible Cost Reduction Items Cost specific to Lantern

Corrected quantity and cost Deleted - not required

\$7,700.00

\$3,600

\$7,200

\$4,800

Increased to correct quantity

\$10,938

\$5,616

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
070000	Thermal and Moisture Protection					
B.	New Roofing					
1	60 mil EPDM single ply fully adhered system	2,917	s.f.	\$18.00	\$52,506	
2	Parapet wall flashing	196	l.f.	\$65.00	\$12,740	
3	Elevator penthouse roof	80	s.f.	\$22.00	\$1,760	
4	Vent Shaft roof	34	s.f.	\$22.00	\$748	
	Precast thru wall scupper with chain	3	each	\$400.00	\$1,200	
C.	Waterproof membrane at area wall window opening	390	s.f.	\$6.00	\$2,340	
D.	Metal Panel rain screen	242	s.f.	\$51.20	\$12,390	
1	Coping for rain screen	75	l.f.	\$18.00	\$1,350	
E.	Vent shaft wall - 6" stud and metal panel	207	s.f.	\$26.50	\$5,485.50	
F.	Entry canopy	147	s.f.	\$75.00	\$11,025	
	Subtotal					\$225,563
080000	Openings					
A.	Glass and Glazing					
1	Translucent glazing clearstory	392	s.f.	\$40.00	\$15,667	
2	Exterior butt glazed windows	573	s.f.	\$55.00	\$31,515	
3	Exterior storefront entry glazing	88	s.f.	\$55.00	\$4,840	
4	Interior storefront vestibule glazing	88	s.f.	\$45.00	\$3,960	
5	Interior glazed wall Type H	160	s.f.	\$45.00	\$7,200	
6	Borrowed light Vest 104 to Office 110	15	s.f.	\$45.00	\$675	
B.	Glass doors					
1	6x7-7" type 1 storefront doors #102 & type A frame	1	pair	\$5,300.00	\$5,300	
2	6x8 type 1 storefront doors #103 & type A frame	1	pair	\$5,300.00	\$5,300	
3	6x7-9 type 1 storefront doors #104 & type A frame	1	pair	\$5,300.00	\$5,300	
4	3x8 type 3 all glass 1/2" doors #105	1	each	\$4,500.00	\$4,500	
5	6x8 type 3 all glass 1/2" doors #111	1	each	\$6,500.00	\$6,500	
C.	Solid Core Wood Door & HM frames					
1	3x7 type 2 SCW door, type C HM frame w/ sidelight #112, 113, 114	3	each	\$1,800.00	\$5,400	
2	3x7 type 2 SCW door, type C HM frame #100, 107, 108C	3	each	\$1,200.00	\$3,600	
3	4-6"x7 Type 2 SCW door type B HM frame #108B	1	eah	\$1,200.00	\$1,200	
4	Door #225	1	allow			
5	Door #226 (Elevator Equipment Room Basement?)	4	each	\$1,200.00	\$4,800	
D.	Special Hardware - Card Readers	3	each	\$500.00	\$1,500	
	Subtotal					\$102,457
090000	Finishes					
A.	Gypsum Partitions					
1	Type D - 18ga studs 16: o.c., 5/8" DW & sound batt insulation	297	s.f.	\$7.50	\$2,228	

Decreased to correct quantity

A penthouse louver instead

Increased to correct quantity

Corrected quantity

Corrected quantity

Corrected style

No Elevator Equip Room

Added Card Readers

\$15,667

\$6,303.0

\$968.0

\$7,200

\$3,000.00

\$4,500.00

\$450.00

\$300.00

\$300.00

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
2	Type E - 18ga studs 16: o.c., 5/8" DW & sound batt insulation	605	s.f.	\$7.50	\$4,538	
3	Type F - 20ga studs 16: o.c., 5/8" DW & sound batt insulation	440	s.f.	\$8.00	\$3,520	
4	Type J - 6" stud on two layer DW	836	s.f.	\$9.00	\$7,524	
5	Furring on existing walls	234	s.f.	\$5.50	\$1,287	
6	Stud & DW above glass walls	84	s.f.	\$8.00	\$672	
7	Drywall returns at windows	204	l.f.	\$15.00	\$3,060	
8	Plumbing chase wall	88	s.f.	\$5.50	\$484	
9	Allowance for Basement DW repair & furring	1	allow	\$3,208.00	\$3,208	
B.	Drywall Ceiling					
1	Existing lobby ceiling					
a.	Cut, frame, & patch in 14" Sola Tube skylights	6	each	\$1,068.00	\$6,408	
b.	Cut & patch ceiling at elevator & coat room	60	s.f.	\$25.00	\$1,500	
c.	Cut & patch ceiling in Basement	200	s.f.	\$20.00	\$4,000	
090000	Finishes					
2	New drywall ceiling					
a.	West main lobby	369	s.f.	\$12.00	\$4,428	
1.	Draper track along west exterior window	29	l.f.	\$20.00	\$580	
b.	Music Room gypsum ceiling	231	s.f.	\$12.00	\$2,772	
1.	Light cove soffit	64	l.f.	\$35.00	\$2,240	
c.	Office drywall ceiling - Copy, Toilet, & Closet	139	s.f.	\$12.00	\$1,668	
1.	Drywall soffit at Copy area	14	l.f.	\$35.00	\$490	
d.	Coat room DW ceiling	75	s.f.	\$12.00	\$900	
C.	Textured Stucco					
1	Stucco ceiling on Denglass	252	s.f.	\$10.00	\$2,520	
2	Stucco surface on denglass wall	544	s.f.	\$7.00	\$3,808	
D.	2x2 Lay in acoustical ceiling tile	1,056	s.f.	\$4.00	\$4,224	
E.	Acoustical Treatments					
1	Linear wood acoustical panels in Music #111	280.5	s.f.	\$35.00	\$9,818	
2	Fabric wrapped tack able panels Lobby #102	913	s.f.	\$25.00	\$22,825	
3	Acoustical wood slats cloud in Music Room					
	\$1.50 insulation	171	s.f.	\$33.13	\$5,664	
b.	Labor to install with sub framing (4 men 2 days)	64	hours	\$92.00	\$5,888	
c.	Hat channel sub framing material	171	s.f.	\$8.00	\$1,368	
F.	Flooring					
1	Walk off carpet	66	s.y.	\$42.00	\$2,758	
2	Carpet plank in Lobby	191	s.y.	\$42.00	\$8,027	
3	Standard carpet tile	71	s.y.	\$38.00	\$2,702	
4	Ground & polished concrete	1,086	s.f.	\$8.00	\$8,688	
5	4" vinyl wall base	653	l.f.	\$4.00	\$2,612	
6	Basement flooring patching	1	allow	\$1,972.00	\$1,972	
G.	Painting					
1	Latex wall paint - Primer + 2 coats	4,408	s.f.	\$1.10	\$4,849	
2	Drywall ceiling painting	814	s.f.	\$1.80	\$1,465	

Possible Cost Reduction Items

Cost specific to Lantern

\$6,408

\$3,236.80

\$22,825

\$3,164

\$5,664

\$5,888

\$5,888

\$1,368

\$1,368

Adjusted to same sy cost as lobby

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
3	Paint soffit	107	l.f.	\$10.00	\$1,070	
4	Paint existing drywall lobby ceiling	1,671	s.f.	\$1.80	\$3,008	
5	Basement finishes	1	allow	\$1,972.00	\$1,972	
6	Paint CMU walls Basement & 1st Floor	1,100	s.f.	\$1.20	\$1,320	
7	Paint elevator doors and frames	2	each	\$668.00	\$1,336	
8	Paint hollow metal frames					
	a. Paint Type B door frames	4	each	\$120.00	\$480	
	b. Paint Type C sidelight of door frames	3	each	\$200.00	\$600	
	Subtotal					\$150,480
100000	Specialties					
1	Flat panel display TV 36"	1	allow	\$1,200.00	\$1,200	
	a. Wall mounting brackets	1	each	\$250.00	\$250	
2	Signage					
	a. Exterior signature sign	35	s.f.	\$25.00	\$875	
	1. Large cut out letters	8	each	\$50.00	\$400	
	2. Small cut out letters	21	each	\$30.00	\$630	
	b. Interior room ID signage	8	each	\$250.00	\$2,000	
	e-Directory	4	each	\$800.00		
3	Toilet Accessories					
	a. Mirror	1	each	\$300.00	\$300	
	b. TP Holder	1	each	\$50.00	\$50	
	c. Soap dispenser	1	each	\$25.00	\$25	
	d. Paper towel dispenser / receptacle	1	each	\$250.00	\$250	
	e. Toilet grab bar set	1	allow	\$400.00	\$400	
4	Fire extinguisher cabinet	2	allow	\$600.00		
	Subtotal					\$6,380
110000	Equipment				None	
120000	Furnishings					
1	Religious Art				By Owner	
2	Window treatment allowance (vertical blind)	205	s.f.	\$8.00		
3	Casework					
	a. Open Office base cabinets & counter top	11	l.f.	\$275.00	\$3,025	
	b. Open Office wall mounted cabinets - two teir	11	l.f.	\$330.00	\$3,630	
	c. Copy base cabinet & counter top	8.5	l.f.	\$280.00	\$2,380	
	d. Copy wall mounted cabinets	8.5	l.f.	\$180.00	\$1,530	
	e. Music lateral files	6	each	\$600.00	\$3,600	
	f. Music solid surface counter & splash	19	l.f.	\$125.00	\$2,375	
	g. Music cabinet - infill panels	2	each	\$284.00	\$568	
4	Window sills	53	l.f.	\$15.00		
5	Closet rod and shelf	7	l.f.	\$25.00	\$175	
	Subtotal					\$17,283

Adjusted to correct quantity
 Adjusted to correct quantity

Not Required

Not Required

Not Required

Corrected Cost

Part of window framing

\$2,000

\$200

\$30

\$25

\$210

50% Construction Document Estimate

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No.	Description	Quantity	Unit	Unit Price	Amount	Total
130000	Special Construction				None	
140000	Conveying Equipment					
1	passenger	1	each	\$60,000.00	\$60,000	
	Subtotal					\$60,000
210000	Fire Suppression				None	
220000	Plumbing					
1	Remove gas piping	1	allow	\$936.00	\$936	
2	Remove hot water piping and heater	1	allow	\$1,672.00	\$1,672	
3	Add IWH-1 under counter instantaneous electric water heater	3	each	\$1,086.00	\$3,258	
4	Add IWH-s under counter instantaneous electric water heater	2	each	\$1,604.00	\$3,208	
5	Plumbing fixtures					
	a. L-1 China Wall mounted lav, faucet, with rough-in	1	each	\$900.00	\$900	
	b. WC-1 ADA toilet with carrier & flush valve	1	each	\$1,500.00	\$1,500	
6	Underground waste & vent allowance	1	allow	\$3,208.00	\$3,208	
7	Domestic water piping allowance	1	allow	\$1,352.00	\$1,352	
8	Clean and repair floor drain covers	3	each	\$234.00	\$702	
9	Allowance for elevator sump drain	1	allow	\$2,200.00	\$2,200	
	Subtotal					\$18,936
230000	Heating Ventilation and Air Condition					
1	Demolition					
	a. Remove roof top Condenser					
	#003	9	each	\$1,472.00	\$13,248	
	#037	5	each	\$1,472.00	\$7,360	
	d. Remove ductwork and sheetmetal	1	allow	\$2,944.00	\$2,944	
	e. Remove piping, tanks, and insulation	1	allow	\$1,472.00	\$1,472	
	c. Disposal of debris & cleanup	1	allow	\$8,472.00	\$8,472	
2	Equipment					
	a. Boiler Aerco AM750 Hot Water - Blackmore quote 12/15/16	1	quote	\$17,500.00	\$17,500	
	1. Boiler installation	1	allow	\$5,500.00	\$5,500	
	2. Related boiler accessories (strainer, Exp tanks, PRZ, etc.)	1	allow	\$8,000.00	\$8,000	
	b. Hot water pumps TACO variable flow	2	each	\$2,500.00	\$5,000	
	1. VFD Allowance	2	each	\$5,000.00	\$10,000	
230000	Heating Ventilation and Air Condition					
	c. Trane equipment AHU & CU					

Corrected quantity

Could hose to nearest floor drain

50% Construction Document Estimate

All Souls Unitarian Universalist Church Renovation & Addition
 4501 Walnut Street Kansas City, MO 64111

STR CONSULTING

350 West Ontario Street, Suite 200
 Chicago, Illinois 60654

Client: GastingerWalker&

Architect: GastingerWalker&

January 10, 2017

Possible Cost Reduction Items Cost specific to Lantern

No.	Description	Quantity	Unit	Unit Price	Amount	Total
	1. Installation of units					
a.	AHU-1 9,600 CFM / CU-1 256 MBH	1	each	\$4,944.00	\$4,944	
b.	AHU-11 4,000 CFM / CU-11 121 MBH	1	each	\$3,208.00	\$3,208	
c.	AHU-2 &3 3,600 CFM / CU-2&3 107/130 MBH	2	each	\$3,208.00	\$6,416	
d.	AHU-8 1,800 CFM / CU-8 46 MBH	1	each	\$2,472.00	\$2,472	
e.	AHU-4 1,600 CFM / CU-1 43 MBH	1	each	\$2,472.00	\$2,472	
f.	AHU-10 1,300 CFM / CU-10 60 MBH	1	each	\$2,472.00	\$2,472	
g.	AHU-5,6,7,&13 1,200 CFM / CU-5, 6, 7, &13 43 MBH	4	each	\$2,472.00	\$9,888	
h.	AHU-9 850 CFM / CU-9 60 MBH	1	each	\$2,472.00	\$2,472	
f.	AHU-12 700 CFM / CU-12 43 MBH	1	each	\$1,904.00	\$1,904	
2.	Equipment quote from Trane	1	quote	\$68,000.00	\$68,000	
d.	Roof top toilet exhaust fans					
	1. Greenheck G-060-D 75 CFM 1/60 HP Domed roof top	3	each	\$1,100.00	\$3,300	
	2. Greenheck G090-D 525 CFM 1/15/ HP Domed roof top	1	each	\$1,600.00	\$1,600	
	3. New curb at Addition exhaust fan	1	each	\$200.00	\$200	
	4. Allowance for ductwork at exhaust fans	4	each	\$384.00	\$1,536	
3	Ductwork and Sheet metal					
a.	Allowance for ductwork in RM #003	1	allow	\$3,944.00	\$3,944	
b.	Allowance for ductwork in RM #037	1	allow	\$3,008.00	\$3,008	
	c. Underground spiral sheetmetal with PVC coating 18"	276	l.f.	\$35.00	\$9,660	
	1. PVC coating	276	l.f.	\$28.00	\$7,728	
	2. Excavation and backfill	276	l.f.	\$24.00	\$6,624	
	d. Air intake to Mech Room #003					
	1. Modify / close off louver in area way	1	allow	\$2,472.00	\$2,472	
	2. Ductwork riser to hood	18	l.f.	\$75.00	\$1,350	
	3. Greenheck FGI Gravity Intake Hood	1	each	\$1,500.00	\$1,500	
4	Hydronic piping with fittings & hangers - allowance					
a.	Assume average 1-1/4" K copper pipe	2,040	l.f.	\$18.00	\$36,720	
b.	Insulation allowance	2,040	l.f.	\$7.00	\$14,280	
5	Temperature control	13	zones	\$1,500.00	\$19,500	
a.	Low end BAS	1	allow	\$10,000.00	\$10,000	
6	Clean Existing Ductwork					
a.	Ground floor 1962 wing	385	l.f.	\$3.50	\$1,348	\$1,348
b.	First floor 1962 wing	310	l.f.	\$3.50	\$1,085	\$1,085
c.	Basement 1959 Church	235	l.f.	\$4.00	\$940	\$940
d.	First floor 1959 Church - Clean riser in wall and floor grilles	38	location	\$50.00	\$1,900	\$1,900
e.	Underground duct 1959 Church	260	l.f.	\$6.00	\$1,560	\$1,560
7	Testing and balancing	1	allow	\$2,260.00		
	Subtotal					\$313,999

\$1,348
 \$1,085
 \$940
 \$1,900
 \$1,560

50% Construction Document Estimate

All Souls Unitarian Universalist Church Renovation & Addition
 4501 Walnut Street Kansas City, MO 64111

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 350 West Ontario Street, Suite 200
 Chicago, Illinois 60654

Client: GastingerWalker&

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January 10, 2017

Possible Cost
 Reduction Items

Cost specific to
 Lantern

No.	Description	Quantity	Unit	Unit Price	Amount	Total
260000	Electrical					
1	3 homeruns for Temporary Office - Allowance	300	I.f.	\$45.00	\$13,500	
2	Demo lighting & power at new elevator shaft	1	allow	\$2,020.00	\$2,020	
3	Allowance for basement electrical demo	1	allow	\$3,540.00	\$3,540	
4	Disconnect HVAC equipment that is being removed	1	allow	\$2,020.00	\$2,020	
5	Lighting in Addition					
	a. Type R7 - 2x4 Recessed LED fixtures	8	each	\$325.00	\$2,600	
	b. Type R8 - 2x4 Recessed LED fixtures	2	each	\$325.00	\$650	
	c. Type R8D - 2x4 Recessed LED fixtures	2	each	\$375.00	\$750	
	d. Type R9 - 2x2 recessed LED fixtures	3	each	\$310.00	\$930	
	e. Type D1 - 6" LED downlight	3	each	\$350.00	\$1,050	
	f. Type W1- Wall mount over mirror in toilet	1	each	\$300.00	\$300	
	g. Allowance for cove light in Music / Chapel	64	I.f.	\$45.00	\$2,880	
	h. Canopy lights (not shown)	2	each	\$650.00	\$1,300	
	i. Exit signs	4	each	\$500.00	\$2,000	
	j. Wall pack over west pair of exterior door	1	allow	\$400.00	\$400	
6	Lighting controls in Addition					
	a. VS - wall switch	4	each	\$200.00	\$800	
	b. Sos - wall switch w/ occupancy sensor	1	each	\$250.00	\$250	
	c. Sd - Dimmer switch	1	each	\$275.00	\$275	
	d. S a/b standard wall switches	2	each	\$180.00	\$360	
	e. Chapel Lighting controls	1	allow	\$2,500.00	\$2,500	\$2,500
7	Lighting in Lobby					
	a. Track lighting	9	tracks	\$960.00	\$8,640	\$8,640
	1. LED heads	36	each	\$175.00	\$6,300	\$6,300
	b. Exit signs	2	each	\$500.00	\$1,000	
	c. Elevator pit light	1	allow	\$350.00	\$350	
	d. Elevator shaft / penthouse light	1	allow	\$350.00	\$350	
8	Type S1 lights in basement Room #003 & 037	12	each	\$250.00	\$3,000	
9	Addition electrical devices					
	a. Duplex outlets	33	each	\$180.00	\$5,940	
	b. GFI outlet in toilet room	1	each	\$250.00	\$250	
	c. Exterior weather poof outlets	3	each	\$350.00	\$1,050	
	d. Floor boxes outlets in Office 106	1	each	\$800.00	\$800	
10	Lobby electrical devices					

Corrected quantity

