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November 6, 2017

Charles Harrell, Director of Facilities
County of El Dorado / Chief Administrative Office
3000 Fairlane Court, Suite 1
Placerville, CA 95667

**RE: Work Order: Senior Center Facility Assessment, Recommendations and Estimate;
El Dorado County, 937 Spring Street, Placerville, CA 95667**

Dear Mr. Harrell,

Tasked with reviewing the Senior Center Facility conditions and functionality, we present to you the following summary report, recommendations, and cost estimate. This modernization plan addresses the building's deficiencies and gaps, and includes recommendations that should adequately support the department functions and operations for the foreseeable future.

Spring Street Senior Center Facility Description

Built in 1965, the two-story building was built on a hillside off Spring Street, half a mile from Placerville's city center. The building was constructed as a community hospital with a surgery center, patient rooms, kitchen, and morgue. Although the building retains much of its original layout, it now serves provides local seniors with Adult Day Services, Computer Assistance, Information and Advice, Legal Aid, Meals on Wheels, Nutrition Classes, Peer Counseling, and Women with Infant Children (WIC) programs currently in place. It also serves as the local Activity Center and provides a Senior Shuttle service. The facility is of concrete cast in-place construction with a flat built-up roof. The approximate gross square footage of the first floor is 17,087, and 4,267 for the partial basement.

Vanir's team made the following observations when touring the facility:

Infrastructure - HVAC/Plumbing/Electrical

- All infrastructure is original to the building.
- It was observed that some of the systems are deteriorating and require an inordinate amount of continuous maintenance. They appear to be overburdened by the change in operational use of the facility.
- The electrical system has been well maintained and can continue to operate. There is a concern on the condition of the PG&E cables and transformers. PG&E (electrical utility) can inspect and make repairs if required.



- The HVAC system lacks two key elements in most areas: (a) poor temperature control (occupancy comfort), and (b) ventilation from a fresh air source. A few areas have had HVAC retrofit work completed and do not have these issues.
- The plumbing has had recent failures and warrants further investigation as to the repairs needed.

ADA Compliance

- The ADA Path of Travel at the building entrance is restricted by two air conditioners without proper guards. With the upgraded HVAC plan, these units can be removed.
- Path of Travel from the parking area to the building entrance is non-compliant.
- Original toilet rooms are non-compliant.
- Fire alarm pull devices are non-compliant as they are not mounted within the reach standards.

Fire, Life & Safety - Exit Corridors and Doors

- Many of the exit corridor doors have been altered into Dutch doors that opens at the top and bottom.
- Room doors in the exit corridor lack closing devices.
- Some doors contain venting screens.
- Most doors are 4-foot-wide, which originally allowed for hospital bed access.
- Some doors do not meet the 36" wide minimum.
- Lack of lighted exit signage in some corridors.
- Many corridors contain carts, lockers, furniture, storage, and other items that obstruct exiting.

Hazmat

- Some HVAC ducting and Hydronic piping wrap contains asbestos containing material (ACM).
- Due to the age of the facility, ACM is suspected to be contained in the floor tiles and tile mastic.
- Due to the age of the building, lead is suspected in the original paint.

Kitchen

- Kitchen is very congested with dry goods, equipment, and furniture stacked in corridors obstructing exiting.
- Much of the kitchen equipment may not be utilized, and some equipment/furnishings are inefficient and need updating based on menu.

Roofing

- Built-up roofing is over 25 years old and is near the end of its life expectancy.
- Roof has been leaking for the last few years, even after attempts to patch the leaks.
- There are mildew odors in the kitchen area, where roof leaks have occurred.

Windows

- Single pane windows throughout the facility are energy inefficient.



Recommendations and Cost Estimate

Our proposed plan includes upgrades to the building’s infrastructure, interior, and exterior to respond to the user agency’s needs and current code requirements, resulting in a compliant and modern facility for its occupants and functions. We foresee that these improvements to the building could extend the lifespan of the facility for thirty years.

The recommendations and estimates are based on a general upgrade of the entire structure which includes a replacement of selective new systems and internal partitions (tenant improvements). An allowance was provided to accommodate any upgrades to the building’s infrastructure where specialty consultant investigations were unavailable. Without documentation as to the extent of any ACM or lead, we are unable to provide more than a placeholder in the estimate. If the County has any detailed information for these items, Vanir would be happy include them in a revised estimate. Further detail is provided in *Exhibit A –Recommendations and Cost Estimate*.

The Cost Estimate includes a description of the recommended work, and an area and cost per square foot. The total interior and exterior work for the building is estimated to be \$5,507,997. Please note that escalation to midpoint of construction was not included. To simplify the estimate, see the following:

<u>Spring Street Senior Center</u>	<u>Cost Estimate</u>
Total Construction	\$3,414,218
Design Contingency ¹	\$822,703
Change Order Contingency ²	\$1,271,076
Grand Total	\$5,507,997

- **Budget Estimate/Design Contingency¹**
Our Estimator is carrying 25% for this item, which includes structural, civil survey/hazmat survey, and unknown tenant improvement requirements that would impact construction.
- **Building and Site Soft Costs and Change Order Contingency²**
Our Estimator is carrying 30%, which equates to 10% Change Order Contingency, 9% design fees, and 11% for ramp factors, ramp modifications, hazmat ratification costs, and permitting fees.

The total square foot costs with all factors applied is \$257.94 per square foot for the Spring Street Senior Center. It should be noted that to reach a finite estimate, additional assessments will be needed including structural analysis, and hazmat survey. Additionally, we will need to fully program the facilities for the functionality of the user agencies. This assessment could have a bearing in reducing the overall costs of the project.



Exhibits

The following drawings and exhibits describing the deficiencies and gaps to be upgraded and modernized, and their related cost estimates are attached to this report and outlined below.

- **Exhibit A - Recommendations and Cost Estimate**
- **A0.0** – 3D Site View
- **A0.1** – Existing Site Plan: Senior Center and Adjacent Spring Street Properties (Google Map)
- **A1.1** – Existing Basement Floor Plan (AutoCAD)
- **A1.2** – Existing 1st Floor Plan
- **A2.1** – Existing Roof Plan
- **E1.1** – Electrical Plan – Basement
- **E1.2** – Electrical Plan – 1st Floor
- **E1.3** – Electrical Plan - Exterior Lighting
- **M1.1** – Mechanical Plan – Basement
- **M1.2** – Mechanical Plan – 1st Floor
- **P1.1** – Plumbing Plan – Basement
- **P1.2** – Plumbing Plan – 1st Floor
- **P1.3** – Plumbing Plan – 1st Floor (Continued)

Please feel free to contact me with any questions at (916) 575-8888 or jim.aboytes@vanir.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim Aoytes', written over a large, light gray 'DRAFT' watermark.

Jim Aoytes
Project Director
Vanir Construction Management, Inc.

Exhibit A
Recommendations and Cost Estimate
El Dorado County Senior Center
937 Spring Street, Placerville CA

No.	Description	Qty	Type	Comments	Unit Cost	Total Cost	Grand Total
All Doors							
1	Replace 48" interior door w/new 20-minute rated 36" door, frame and hardware, closures with 5/8" sheetrock infill	20	ea		\$ 2,480.00	\$ 49,600.00	
2	Replace existing 36" doors w/new 20-minute rated 36" door, frame and hardware, closures	18	ea		\$ 1,870.00	\$ 33,660.00	
3	Replace 42" doors w/new 20-minute rated 36" door, frame and hardware, closures	4	ea		\$ 2,370.00	\$ 9,480.00	
4	Replace 36" double corridor doors w/new 20-minute rated 36" door, frame and hardware, astragal, closures & hold open (fire control hardware)	2	pair		\$ 3,150.00	\$ 6,300.00	
5	Replace exterior 48" exit door with 20-minute rated 36" door, frame and hardware, closures	2	ea		\$ 2,700.00	\$ 5,400.00	
6	Replace exterior 36" exit door with 20-minute rated 36" door, frame and hardware, closures	4	ea		\$ 2,200.00	\$ 8,800.00	
7	Remove and replace misc. non-rated wood doors w/36" exit door with 20-minute rated 36" door, frame and hardware, closures	20	ea		\$ 1,700.00	\$ 34,000.00	
Exit Corridor Walls, Floors, Ceilings							
8	Create 1-hour exit corridor, add 1 layer type X sheetrock to corridor side, includes walls and ceiling.	7,357	sf wall		\$ 4.00	\$ 29,428.00	
9	Install HVAC Supply and Return Grille & Fire Damper 18" X 18"	2,765	sf ceiling		\$ 8.00	\$ 22,120.00	
10	Fire access panels	14	ea		\$ 175.00	\$ 2,450.00	
11	R & R glued on acoustical ceiling tiles in corridor	9	ea		\$ 95.00	\$ 855.00	
12	Remove carpet & replace w/carpet tile flooring	2,765	sf		\$ 4.00	\$ 11,060.00	
Kitchen Remodel							
13	R/R concrete flooring for renovation	600	sf		\$ 35.00	\$ 21,000.00	
14	Replace as needed in areas of work to match existing 6"x6" ceramic tile flooring	600	sf		\$ 30.00	\$ 18,000.00	
15	Remove (e) fixed equipment (allowance)	10	ea		\$ 1,000.00	\$ 10,000.00	
16	Kitchen architectural upgrades (finishes)	2,717	sf		\$ 50.00	\$ 135,850.00	
17	Lighting Upgrade	2,717	sf		\$ 18.00	\$ 48,906.00	
18	Electrical Upgrades	2,717	sf		\$ 16.00	\$ 43,472.00	
19	Plumbing Upgrades - floor sinks, piping, etc.	5	ea		\$ 4,200.00	\$ 21,000.00	
20	Kitchen Hood 20"	1	ea		\$ 17,250.00	\$ 17,250.00	
21	Ansul Fire System 20"	1	ea		\$ 9,375.00	\$ 9,375.00	
22	Condensate Hood with exhaust	1	ea		\$ 7,750.00	\$ 7,750.00	
23	Janitor's Room	64	sf		\$ 218.75	\$ 14,000.00	
24	New Cook's Office (100 sf)	100	sf		\$ 125.00	\$ 12,500.00	
25	Add Stainless Wall Panels	500	sf		\$ 65.00	\$ 32,500.00	
26	Kitchen Equipment (provide allowance for select replacement)	1	lot	\$120,000	\$ 120,000.00	\$ 120,000.00	
27	Install new additional light fixtures	5	ea	Assumed minimal feeder, etc.	\$ 1,750.00	\$ 8,750.00	
Dining Area							
28	New flooring	2,022	sf	Assumed sheet vinyl	\$ 15.00	\$ 30,330.00	\$ 88,270.00
29	Demo existing 12-inch ceiling tile and install new 12-inch glued-on ceiling tiles	2,022	sf		\$ 6.50	\$ 13,143.00	
30	Paint exiting walls	18,198	sf		\$ 1.50	\$ 27,297.00	
31	Install new additional light fixtures	10	ea		\$ 1,750.00	\$ 17,500.00	
Lobby/Reception							
						\$ 39,080.00	\$ 39,080.00

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No.	Description	Qty	Type	Comments	Unit Cost	Total Cost	Grand Total
32	New flooring (R & R carpet with carpet tile)	695	sf		\$ 10.00	\$ 6,950.00	
33	Demo existing 12-inch ceiling tile and install new 12-inch ceiling tiles	695	sf		\$ 6.50	\$ 4,517.50	
34	Demo existing wood paneling and paint walls	6,255	sf		\$ 3.50	\$ 21,892.50	
35	Demo existing unused reception store-front on north side of lobby	16	lf	patch and repair	\$ 45.00	\$ 720.00	
36	Install new additional light fixtures	2	ea		\$ 1,750.00	\$ 3,500.00	
37	Repair store front panel @ removed window air conditioner	2	ea		\$ 750.00	\$ 1,500.00	
Toilet Rooms							
	Demo existing single person toilet room and provide new fixtures, flooring, paint, grab bars, accessories, baby-changing station, exhaust fan, mirror, etc.	5	ea	8' x 9'	\$ 18,000.00	\$ 90,000.00	
Flooring (in rooms not presented in this chart)							
39	Demo existing flooring and install 12" x 12" VCT	4,215	sf		\$ 10.00	\$ 42,150.00	\$ 42,150.00
Roof							
40	Demo existing built-up composition roofing, flashing and rain gutters	17,206	sf	Non-hazmat	\$ 4.00	\$ 68,824.00	
41	Provide new sign-ply roofing membrane roofing, flashing, rain gutters	17,206	sf	Includes minimal insulation	\$ 15.00	\$ 258,090.00	
42	Provide walking pads to roof top equipment	346	lf		\$ 24.00	\$ 8,304.00	
Walls							
43	Paint all walls in acrylic, washable	19,440	sf	486sf ea room	\$ 2.25	\$ 43,740.00	\$ 43,740.00
Windows							
43a	Remove and Replace windows	32	ea	Assumed 4x6 average	\$ 2,280.00	\$ 72,960.00	\$ 72,960.00
Demolition							
44	Small double toilet rooms, cap pipes, patch finishes	7	ea	64sf each	\$ 2,240.00	\$ 15,680.00	
45	Lighting upgrade (2'x4' fixture), no ballast, LED	188	ea	No new feeder, etc.	\$ 350.00	\$ 65,800.00	
Miscellaneous							
46	R & R water fountain + ADA rails	2	ea		\$ 4,500.00	\$ 9,000.00	
47	Provide ADA room name placards at all rooms	70	ea		\$ 35.00	\$ 2,450.00	
48	Lower ADA pull alarms to ADA level	5	ea	Replace feede up to 10 lf	\$ 450.00	\$ 2,250.00	
49	Remove all furnishings from exit corridors as shown on exiting plan	1	lot	no cost	\$ -	\$ -	
50	Provide additional lighted exit signs with way markings to match posted exiting plan	10	ea	Minimal feeders	\$ 350.00	\$ 3,500.00	
Plumbing							
	Jack and Jill RR demo - Remove WC, Lav, Show - Seal waste pipes and Vents - Prep for storage or wall demo for office - Demo DCW / DHW branch to main pipes - Remove Exh Fan / Duct - see Mechanical Plan	6	ea	Include with item 44	\$ -	\$ -	
51	Remove and Demo shower with RR reconfig - Seal waste pipes and Vents - Demo DCW / DHW branch to main pipes - Replace Exh Fan - see Mech	2	ea	Include with item 38	\$ -	\$ -	
52	Restrooms (South wing) SS Line, inspect condition of Cast Iron Pipe, replace interior space section if condition shows corrosion or potential leaking.	80	lf	Includes R & R floor	\$ 95.00	\$ 7,600.00	
53	Kitchen SS pipe has had recent repair for failure (leaks) - Replace 4IN SS (60-100LF) and min 6 each floor sinks	6	ea	Include with Kitchen Remodel	\$ -	\$ -	
54	Restrooms (North wing) SS Line under concrete floor, inspect condition of Cast Iron Pipe, if condition is leaky / faulty, 1. Seal Off and Abandon in place 2. Route new SS pipe at exterior	225	lf	Includes R & R floor	\$ 95.00	\$ 21,375.00	
55						\$ 68,725.00	\$ 68,725.00

Exhibit A
Recommendations and Cost Estimate
El Dorado County Senior Center
937 Spring Street, Placerville CA

No.	Description	Qty	Type	Comments	Unit Cost	Total Cost	Grand Total	
56	Mech Yard - remove all Mechanical CNDS hydronic piping in this area - demo DCW connection back to main	100	If		\$ 35.00	\$ 3,500.00		
57	Mech Room Piping - remove all Mechanical CHW / HW hydronic piping in this room - do not interrupt D/HW system - potential asbestos insulation	150	If	See Hazmat for asbestos	\$ 35.00	\$ 5,250.00		
58	Demo branch DCW/DHW to mains from the Jack-Jill RR demos	14	ea		\$ 1,500.00	\$ 21,000.00		
59	FPS (sprinkler) pipe system is exposed below ceiling lid - locate above ceiling, ceiling demo required - 400LF	400	If		\$ 25.00	\$ 10,000.00		
60	Replace Drinking Fountain with compliant fixtures and barriers	2	ea	Include with item 46	\$ -	\$ -		
HVAC							\$ 673,241.50	\$ 673,241.50
61	Roof Area - Remove / demo/patch roof vents	7	ea		\$ 25.00	\$ 175.00		
62	Roof Area - Remove / demo/patch Exhaust Fans	10	ea		\$ 85.00	\$ 850.00		
63	Roof Area - Remove boiler-flue stack and associated duct / abate insulation	1	ls		\$ 1,500.00	\$ 1,500.00		
64	Basement Area- Demo 12 Ton Basement AHU	1	ea		\$ 7,500.00	\$ 7,500.00		
65	Basement Area - Demo 4PIPE Hydronics - Abate Pipe Insulation	500	If		\$ 15.00	\$ 7,500.00		
66	Basement Area - Demo / Remove Distribution Ductwork	60	If		\$ 10.00	\$ 600.00		
67	South Wing - 2 each 5 ton package Heat Pump - Distribution Ductwork - create 2 (two) zones per unit with VVTs - area / walls really need reconfig	2	ea		\$ 15,000.00	\$ 30,000.00		
68	South Wing - HVAC Distribution ductwork	3,625	sq ft		\$ 16.80	\$ 60,900.00		
69	Kitchen Area Optional- New 3T AC Package Unit	1	ea		\$ 9,000.00	\$ 9,000.00		
70	Kitchen Area Optional - HVAC Distribution ductwork	1,200	sq ft		\$ 19.60	\$ 23,520.00		
74	Central Area - Demo 4 ton AHU in Attic	1	ea		\$ 12,000.00	\$ 12,000.00		
75	Senior Lounge - 4 ton package Heat Pump "Like for Like" replacement	1	ea		\$ 13,200.00	\$ 13,200.00		
76	Senior Lounge Restroom roof exh fan replacement - 200 CFM	1	ea		\$ 700.00	\$ 700.00		
	Demo - 4PIPE Hydronics to attic AHU - Abate Pipe Insulation - Remove Distribution Ductwork	400	If		\$ 65.00	\$ 26,000.00		
77	Admin Lobby Area - 6 ton package Heat Pump - Distribution Ductwork	1	ea		\$ 180,700.00	\$ 180,700.00		
78	Admin Lobby - HVAC Distribution ductwork	2,100	sf		\$ 14.30	\$ 30,030.00		
79	North Wing - Demo 4PIPE FAN COILS - CEILING	23	ea		\$ 650.00	\$ 14,950.00		
80	North Wing - 4PIPE HVAC Hydronics and Abate Pipe Insulation	1,000	If		\$ 35.00	\$ 35,000.00		
81	North Wing - New 18TON AC / Heat Pump Systems / 6960 SQ FT - Option 1 - Lennox VRF W 23 FAN Coils - Add Outside air duct and vents + 1100CFM Exh Fan in Corridor. - Option 2 - Mitsubishi VRF W 23 FAN Coils - Option 3 Roof 3ea Package Heatp Pumps (6Ton x 3)	6,960			\$ 8.53	\$ 59,400.00		
82	North Wing - HVAC Distribution ductwork	6,960			\$ 14.30	\$ 99,528.00		
83	North Wing - Replace Restroom roof fan - 430CFM	1	ea		\$ 1,655.50	\$ 1,655.50		
84	North Wing - Remove window AC/heat pumps	2	ea	See window for infill	\$ 190.00	\$ 380.00		
85	Basement Office - New 3 TON Heat Pump Packaged unit	1	ea		\$ 9,000.00	\$ 9,000.00		
86	Basement Office - HVAC Distribution ductwork	1,260	sf		\$ 14.30	\$ 18,018.00		
87	Basement Storage Area - Demo Walk in Refrigerator	1	ls		\$ 1,200.00	\$ 1,200.00		
88	Basement Office Area - Demo Window AC HP Demo	1	ea		\$ 190.00	\$ 190.00		
89	Basement MBF Area - Replace Like for Like Split AC Replace MDF - 1.5T	1	ea		\$ 4,725.00	\$ 4,725.00		
90	Mech Yard - Demo 50 Ton Cooling Tower	1	ea		\$ 3,020.00	\$ 3,020.00		
91	Mech Room - 2 ea 30 Ton Chiller - Demo - 4 Pumps and Piping Demo	2	ea		\$ 3,500.00	\$ 7,000.00		
92	Mech Room - 2 ea 500MBH Boiler - Demo - 2 Pumps and Piping Demo	2	ea		\$ 7,500.00	\$ 15,000.00		

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Recommendations and Cost Estimate
El Dorado County Senior Center
937 Spring Street, Placerville CA

No.	Description	Qty	Type	Comments	Unit Cost	Total Cost	Grand Total
Electrical						\$ 409,197.45	\$ 409,197.45
94	South Wing Local Distribution Load Centers (panels), Fully service 2 ea electrical panel with 3rd party agency. - Clean all bus bars. Test all MCBS for over load open and manual reclose - Replace defective devices - Inspect / replace wire/cable if necessary	2	ea		\$ 1,000.00	\$ 2,000.00	
95	North Wing Local Distribution Load Centers (panels), Fully service 2ea electrical panel with 3rd party agency. - Clean all bus bars. Test all MCBS for over load open and manual reclose - Replace defective devices - Inspect / replace wire/cable if necessary	6	ea		\$ 1,000.00	\$ 6,000.00	
96	Central Area Local Distribution Load Centers (panels), Fully service 6 ea electrical panel with 3rd party agency. - Clean all bus bars. Test all MCBS for over load open and manual reclose - Replace defective devices - Inspect / replace wire/cable if necessary	6	ea		\$ 150.00	\$ 900.00	
97	Replace 7 exit signs	7	ea		\$ 182.6	\$ 1,278.20	
98	Add master lighting control system with wired or wireless lamp to sw to master connectivity - integrate the exterior light circuits with contactor relay	1	ea		\$ 96,093.00	\$ 96,093.00	
99	Roof Area - Remove all IT cables and conduit from roof and wall surfaces. - Add cable trays (300LF) and new CAT5 cables (10,000 LF), 60-80ea IT RJ45 receptacles - Ceiling demo required	300 10,000 80	lf lf ea	IT connections Lighting Fixtures	\$ 110.00 \$ 6.00 \$ 95.00	\$ 33,000.00 \$ 60,000.00 \$ 7,600.00	
100	South Wing Lighting - Replace 16 ea 1x4 surface wraps with LED Type - Replace 9 ea 2x4 Troffers with LED Type and integral Occupancy and Daylight sensors - Replace 4 ea hallway fixtures (4ft corner fluorescent) with LED decorative type w/ remote master control connection. - Add Ceiling Sensors all spaces (8 ea) - Replace 7 ea manual A/B wall sw w/ integral system to lighting control panel	29 15	ea ea	Lighting Control	\$ 450.00 \$ 375.00	\$ 13,050.00 \$ 5,625.00	
101	Kitchen Area - Replace 20 ea Kitchen surface mount fixtures with LED type and approved for food service - Replace 4ea manual A/B wall sw w/ integral system to lighting control panel	1 20 4 1	ls ea ea ls	Accessories Lighting Control Accessories	\$ 2,801.25 \$ 450.00 \$ 375.00 \$ 1,575.00	\$ 2,801.25 \$ 9,000.00 \$ 1,500.00 \$ 1,575.00	
102	Dining Room - Replace 19ea 2x4 Troffers with LED Type and integral Occupancy and Daylight sensors - Replace manual A/B wall sw w/ integral system to lighting control master	19 4	ea ea	Lighting Control Accessories	\$ 450.00 \$ 375.00	\$ 8,550.00 \$ 1,500.00	
103	Senior Lounge - Replace 6 ea 2x4 Troffers with LED Type and integral Occupancy and Daylight sensors - Replace 2 ea manual A/B wall sw w/ integral system to lighting control panel	1 6 2 1	ls ea ea ls	Lighting Control Accessories Lighting Fixtures	\$ 517.50 \$ 450.00 \$ 375.00 \$ 517.50	\$ 517.50 \$ 2,700.00 \$ 750.00 \$ 517.50	
104	Lobby / Admin - Replace 25 ea 1x4 surface wraps with LED Type - Replace 4 ea hallway fixtures (4ft corner fluorescent) with LED decorative type w/ remote master control connection. - Add day-lite sensors on perimeter zones - Replace manual A/B wall sw w/ integral Occupancy & vacancy Sensing and connection to lighting control master (14 ea) - Add Ceiling Sensors all spaces (8 ea)	29 14 1 59 25	ea ea ls ea ea	Lighting Control Accessories Lighting Fixtures Lighting Control Accessories Lighting Fixtures Lighting Control	\$ 450.00 \$ 375.00 \$ 2,745.00 \$ 450.00 \$ 375.00	\$ 13,050.00 \$ 5,250.00 \$ 2,745.00 \$ 26,550.00 \$ 9,375.00	

Exhibit A
Recommendations and Cost Estimate
El Dorado County Senior Center
937 Spring Street, Placerville CA

No.	Description	Qty	Type	Comments	Unit Cost	Total Cost	Grand Total
105	Replace 2 ea outdated recessed screw base fixtures - Replace 25 ea manual A/B wall sw w/ integral Occupancy & vacancy Sensing and connection to lighting control master	1	ls	Accessories	\$ 5,388.75	\$ 5,388.75	
	Basement Storage (South Wing) - Remove 6 ea T12 fixtures - Install 10 ea LED 1x4 Wrap and Ceiling occupancy sensors - Replace 2 ea Wall sw's w/ occupancy/manual/vacancy control with remote connection to master	10	ea	Lighting Control	\$ 450.00	\$ 4,500.00	
103	PGE Service Entry Cables - PGE service request to inspect cable and transformer condition	2	ea	Accessories	\$ 787.50	\$ 787.50	
107	45KVA GEN - 3rd party load test and compliance testing	1	ea		\$ 15,000.00	\$ 15,000.00	
108	Main SW BD panel - Fully service 1 ea electrical MSB with 3rd party agency. - Clean all bus bars. Test all MCBs for over load open and manual reclose - Replace defective devices - inspect / replace wire/cable if necessary	1	ea		\$ 5,000.00	\$ 5,000.00	
109	Electrical Distribution panel - Fully service 3 ea electrical panel with 3rd party agency. - Clean all bus bars. Test all MCBs for over load open and manual reclose - Replace defective devices - inspect / replace wire/cable if necessary	1	ea		\$ 5,000.00	\$ 5,000.00	
110	Basement (Central Area) - Remove 4 ea T12 fixtures and other ceiling fixtures. - Install 12 ea LED 1x4 Wrap and Ceiling occupancy sensors - Replace 3 ea Wall sw's w/ occupancy/manual/vacancy control with remote connectivity to master	3	ea		\$ 3,500.00	\$ 10,500.00	
103	Exterior Lighting - Complete Photometric analysis to confirm minimum Foot candle requirements are met. Apply allowance to add up to 3 pole fixtures and 3 wall mounted fixtures	12	ea	Lighting Control	\$ 450.00	\$ 5,400.00	
		3	ea	Lighting Control	\$ 375.00	\$ 1,125.00	
		1	ls	Accessories	\$ 978.75	\$ 978.75	
112	Exterior Lighting - Add 3 LED fixtures with motion sensors to West "YARD" area	6	ea	Average price	\$ 3,500.00	\$ 21,000.00	
113	Exterior Lighting - Replace MH-1 with parking LED fixtures with motion sensors	3	ea	Lighting Fixtures	\$ 1,950.00	\$ 5,850.00	
114	Exterior Lighting - Replace canopy and HPS fixtures with LED type	4	ea	Lighting Fixtures	\$ 1,250.00	\$ 5,000.00	
115	Allowance for minimal Hazmat / Lead paint	2	ea	Lighting Fixtures	\$ 5,000.00	\$ 10,000.00	
Hazmat		21,354	sf		\$ 5.00	\$ 106,770.00	\$ 106,770.00
117					\$ -	\$ -	
118					\$ -	\$ -	
Sitework					\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
119	Allowance for minimal work	1	ls		\$ -	\$ -	
120					\$ -	\$ -	
121					\$ -	\$ -	
Subtotal Direct (subcontractor) Costs					\$ 2,849,188	\$ 2,849,188	
Mark-ups:							
General Contractor MU (general conditions, overhead & profit, bond & insurance)					15.5%	\$ 441,624	
Design / Budget Estimate Contingency					25.0%	\$ 822,703	
Market Factor					3.00%	\$ 123,405	
Escalation to the Construction MP						\$ -	
Soft Cost & Change Order Contingency					30%	\$ 1,271,076	
Total Construction Costs						\$ 4,236,921	\$ 198.41
Total Current Construction Costs (Nov 2017)						\$ -	
Total Project Costs						\$ 5,507,997	\$ 257.94

Sheet No.

A0.0
3D Site View



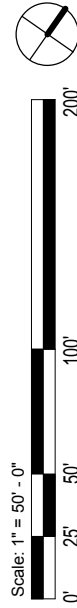
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3D Site View
937 Spring St., Placerville, CA 95667

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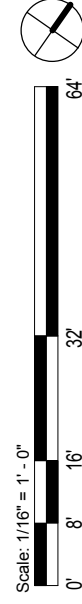
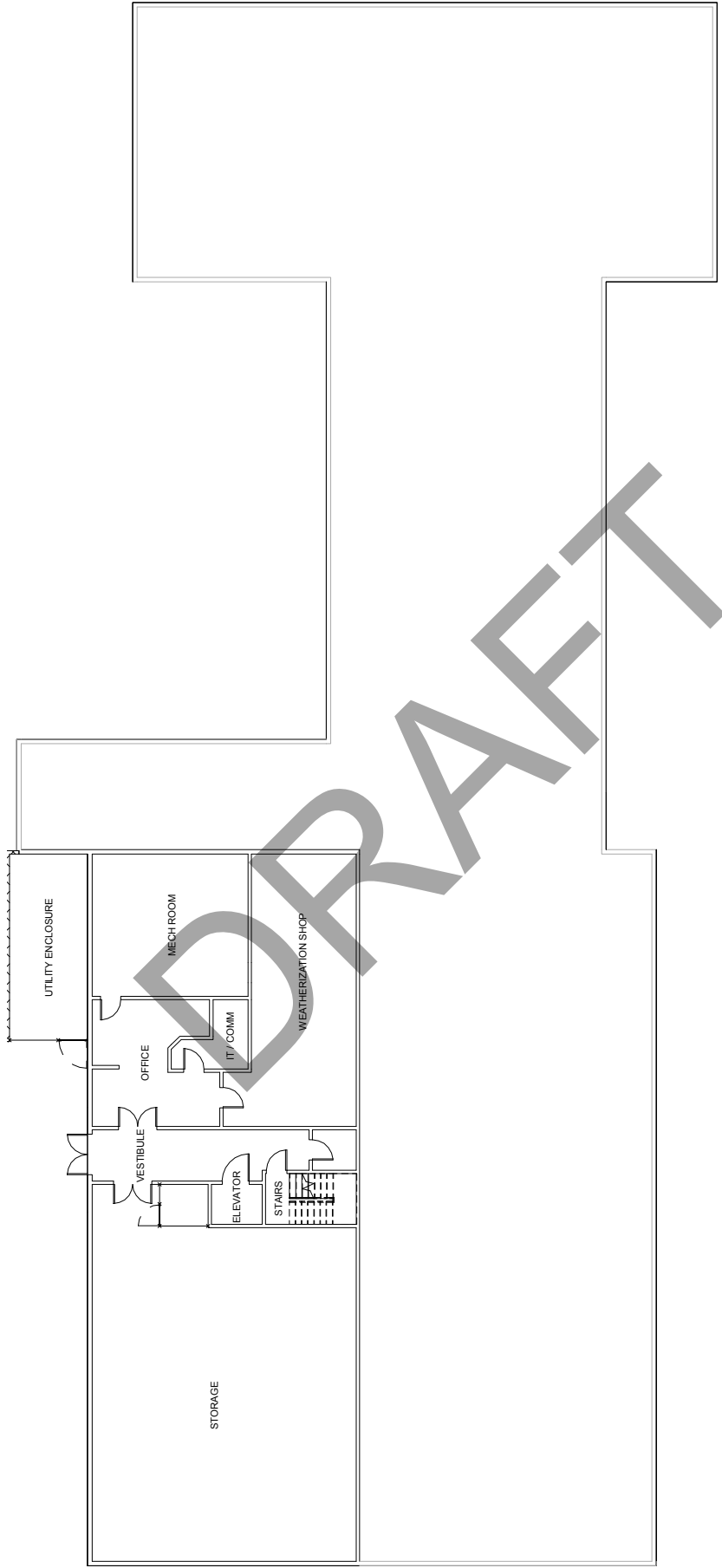


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Site Plan - Existing
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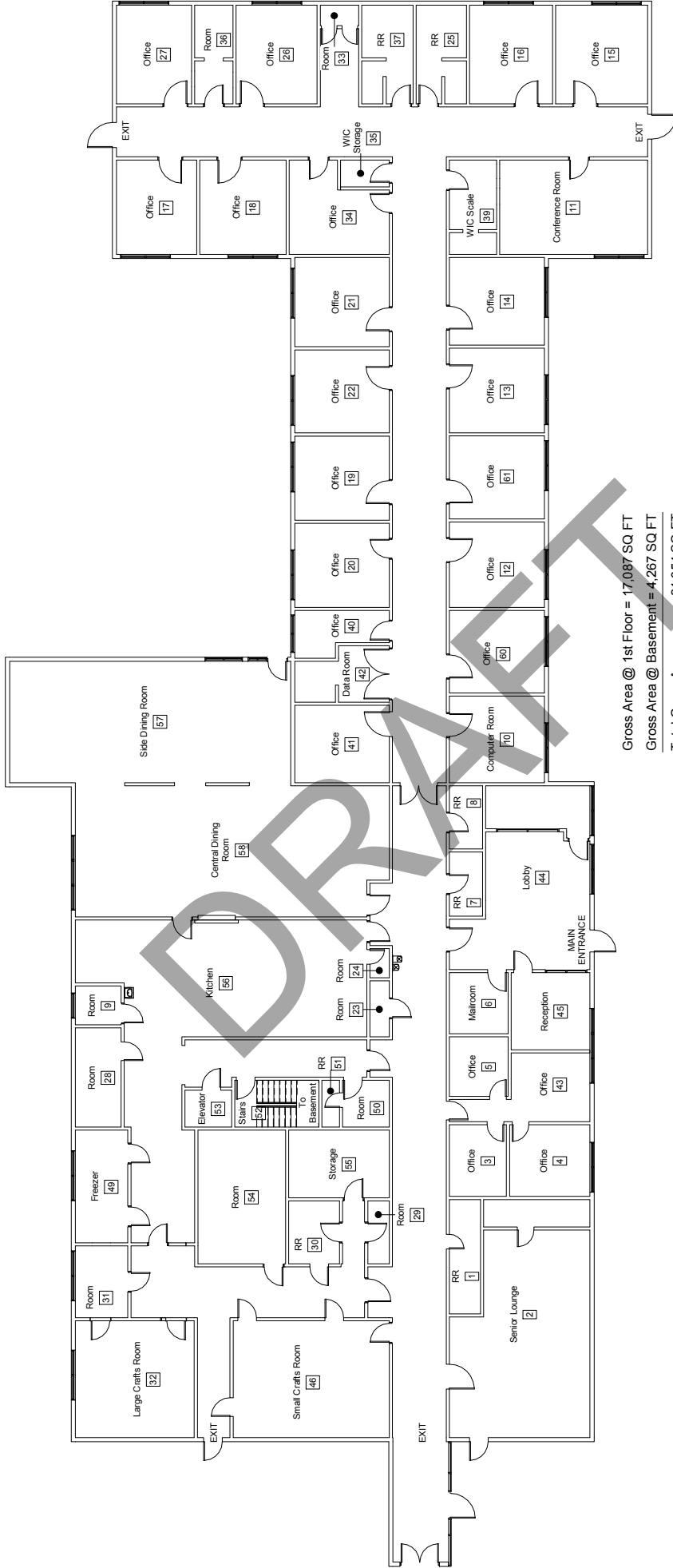
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Basement Floor Plan - Existing

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Gross Area @ 1st Floor = 17,087 SQ FT
Gross Area @ Basement = 4,267 SQ FT
Total Gross Area = 21,354 SQ FT

1 Floor Plan - 1st Floor - Proposed
1/16" = 1'-0"



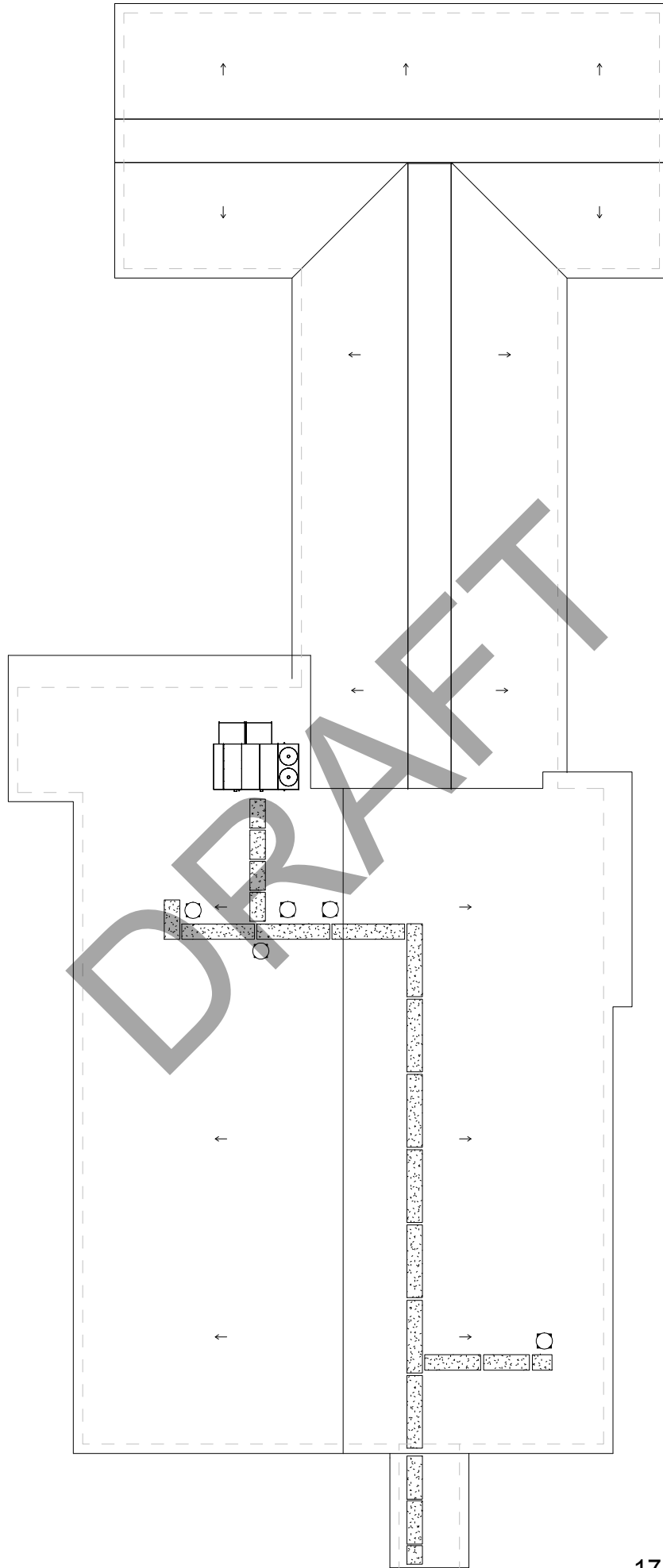
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1st Floor Plan - Existing
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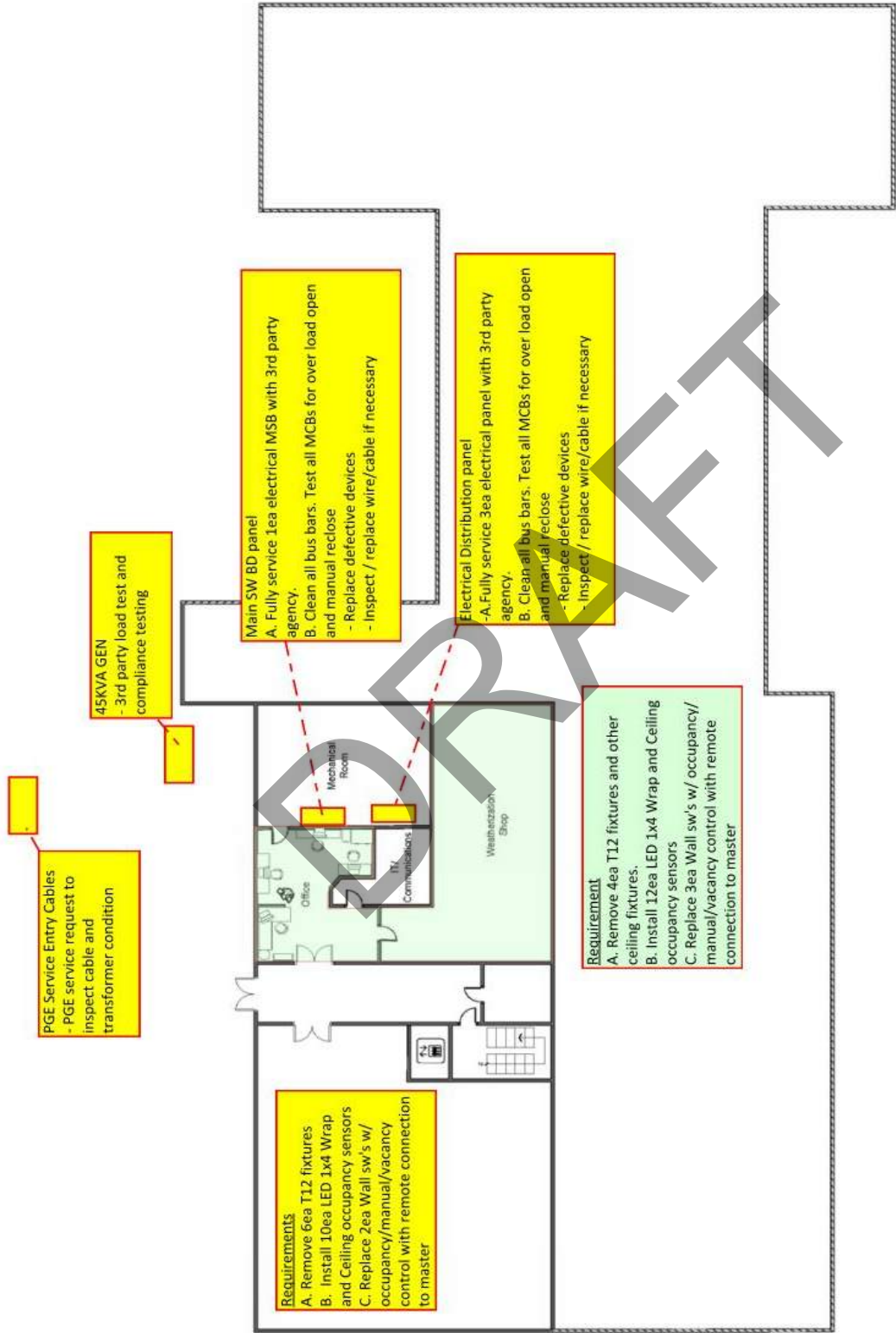


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Roof Plan - Existing
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Electrical Plan - Basement
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NOTE 1
- Fully service 2ea electrical panel with 3rd party agency.
- Clean all bus bars. Test all MCBs for over load open and manual reclose
- Replace defective devices
- Inspect / replace wire/cable if necessary

NOTE 2
- Fully service 6ea electrical panel with 3rd party agency.
- Clean all bus bars. Test all MCBs for over load open and manual reclose
- Replace defective devices

NOTE 3
- Replace 7 exit signs

NOTE 4
- Add metering lighting control system with metering which link to tie to master connectivity
- Integrate the external light circuits with contractors

NOTE 5
- Replace 19ea 2x4 Troffers with LED Type and Integral Occupancy and Daylight sensors
- Replace manual A/B wall sw w/ integral system to lighting control master

NOTE 6
- Replace 20ea Kitchen surface mount fixtures with LED type and approved for food service
- Replace 4ea manual A/B wall sw w/ integral system to lighting control panel

NOTE 7
- Replace 16ea 1x4 surface wraps with LED Type
- Replace 9ea 2x4 Troffers with LED Type and Integral Occupancy and Daylight sensors
- Replace 4ea hallway fixtures (4ft corner fluorescent) with LED decorative type w/ remote master control connection.
- Add Ceiling Sensors all spaces (Bea)
- Replace 7ea manual A/B wall sw w/ integral system to lighting control panel

Requirements
A. Replace 16ea 1x4 surface wraps with LED Type
B. Replace 9ea 2x4 Troffers with LED Type and Integral Occupancy and Daylight sensors
C. Replace 4ea hallway fixtures (4ft corner fluorescent) with LED decorative type w/ remote master control connection.
D. Add Ceiling Sensors all spaces (Bea)
E. Replace 7ea manual A/B wall sw w/ integral system to lighting control panel

Requirements
A. Replace 20ea Kitchen surface mount fixtures with LED type and approved for food service
B. Replace 4ea manual A/B wall sw w/ integral system to lighting control panel

Requirements
A. Replace 19ea 2x4 Troffers with LED Type and Integral Occupancy and Daylight sensors
B. Replace manual A/B wall sw w/ integral system to lighting control master

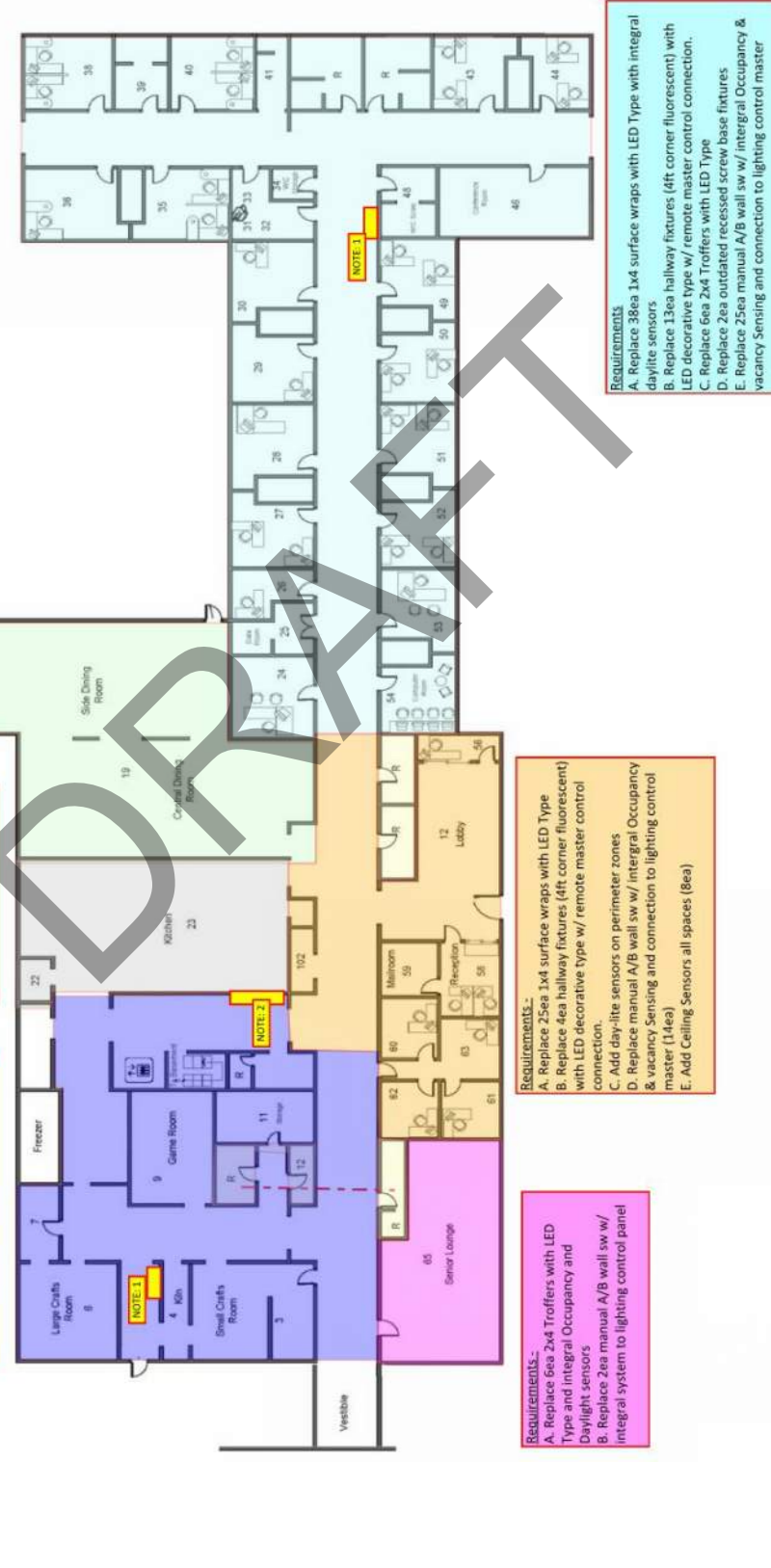
Requirements
A. Remove all IT cables and conduit from roof and wall surfaces.
B. Add cable trays (300LF) and new CAT5 cables (10,000 LF), 60-80ea IT RJ45 receptacles
- Ceiling demo required

Requirements
A. Replace 16ea 1x4 surface wraps with LED Type
B. Replace 9ea 2x4 Troffers with LED Type and Integral Occupancy and Daylight sensors
C. Replace 4ea hallway fixtures (4ft corner fluorescent) with LED decorative type w/ remote master control connection.
D. Add Ceiling Sensors all spaces (Bea)
E. Replace 7ea manual A/B wall sw w/ integral system to lighting control panel

Requirements
A. Replace 25ea 1x4 surface wraps with LED Type
B. Replace 4ea hallway fixtures (4ft corner fluorescent) with LED decorative type w/ remote master control connection.
C. Add day-lite sensors on perimeter zones
D. Replace manual A/B wall sw w/ Integral Occupancy & vacancy Sensing and connection to lighting control master (14ea)
E. Add Ceiling Sensors all spaces (Bea)

Requirements
A. Replace 6ea 2x4 Troffers with LED Type and Integral Occupancy and Daylight sensors
B. Replace 2ea manual A/B wall sw w/ integral system to lighting control panel

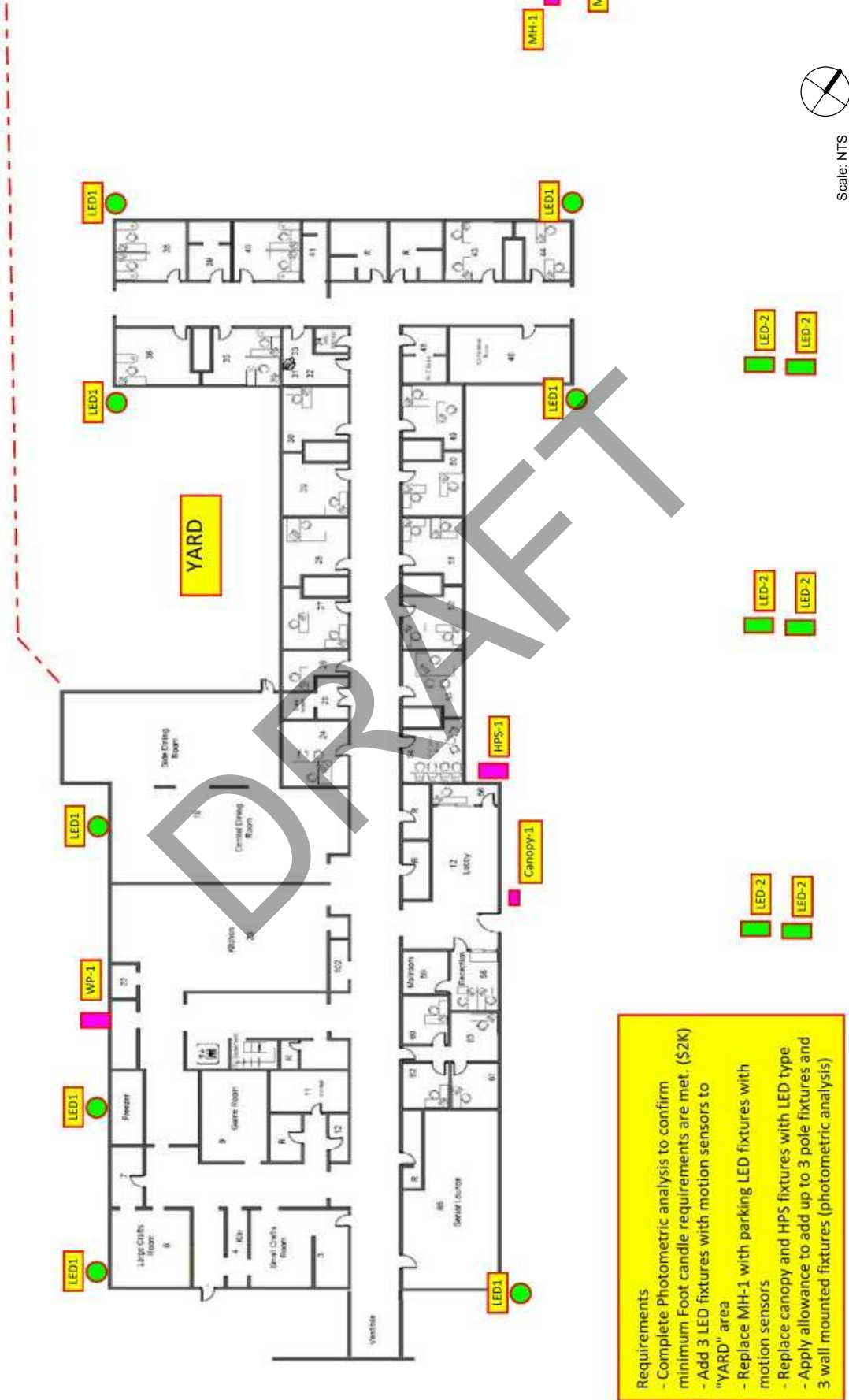
Requirements
A. Replace 38ea 1x4 surface wraps with LED Type with integral daylite sensors
B. Replace 13ea hallway fixtures (4ft corner fluorescent) with LED decorative type w/ remote master control connection.
C. Replace 6ea 2x4 Troffers with LED Type
D. Replace 2ea outdated recessed screw base fixtures
E. Replace 23ea manual A/B wall sw w/ Integral Occupancy & vacancy Sensing and connection to lighting control master



Scale: NTS



EXTERIOR LTG



Requirements

- Complete Photometric analysis to confirm minimum Foot candle requirements are met. (\$2K)
- Add 3 LED fixtures with motion sensors to "YARD" area
- Replace MH-1 with parking LED fixtures with motion sensors
- Replace canopy and HPS fixtures with LED type
- Apply allowance to add up to 3 pole fixtures and 3 wall mounted fixtures (photometric analysis)

Scale: NTS



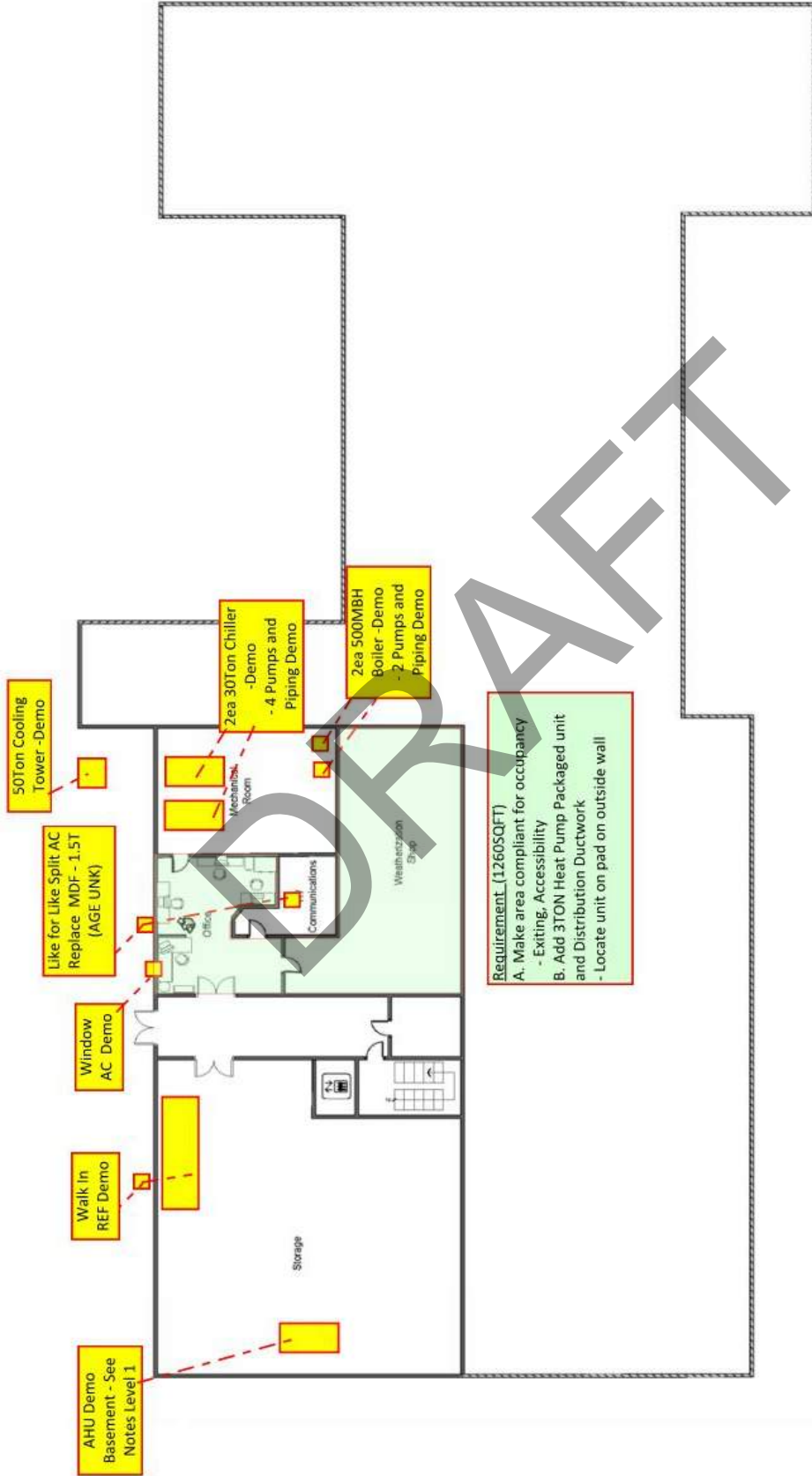
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Electrical Exterior Lighting
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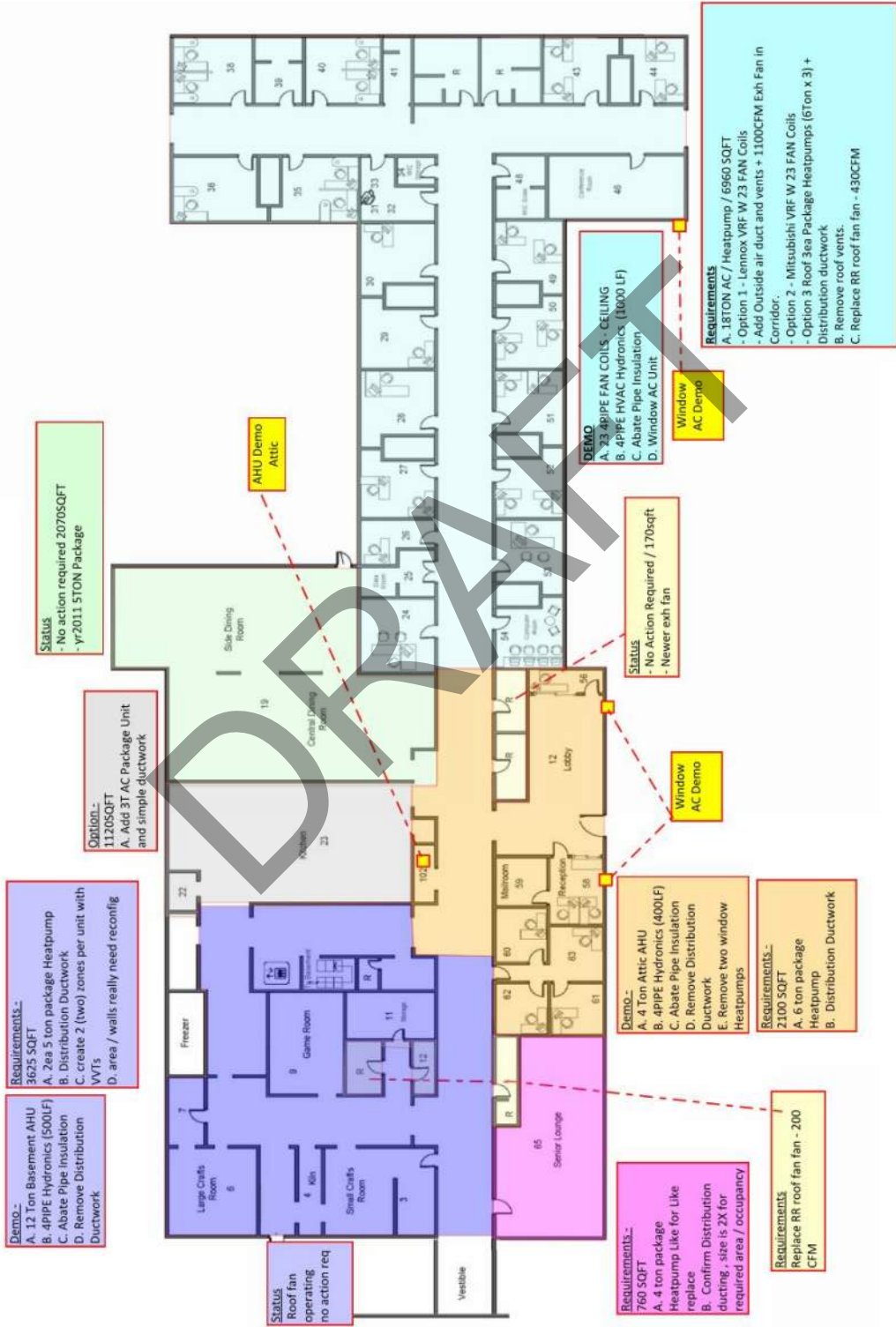
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Mechanical Plan - Basement

937 Spring St., Placerville, CA 95667

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Roof/Other
 A. 7ea remove / demo/patch roof vents
 B. 10ea remove / demo/patch Exh Fans
 C. Remove boiler flue stack and associated duct / abate insulation



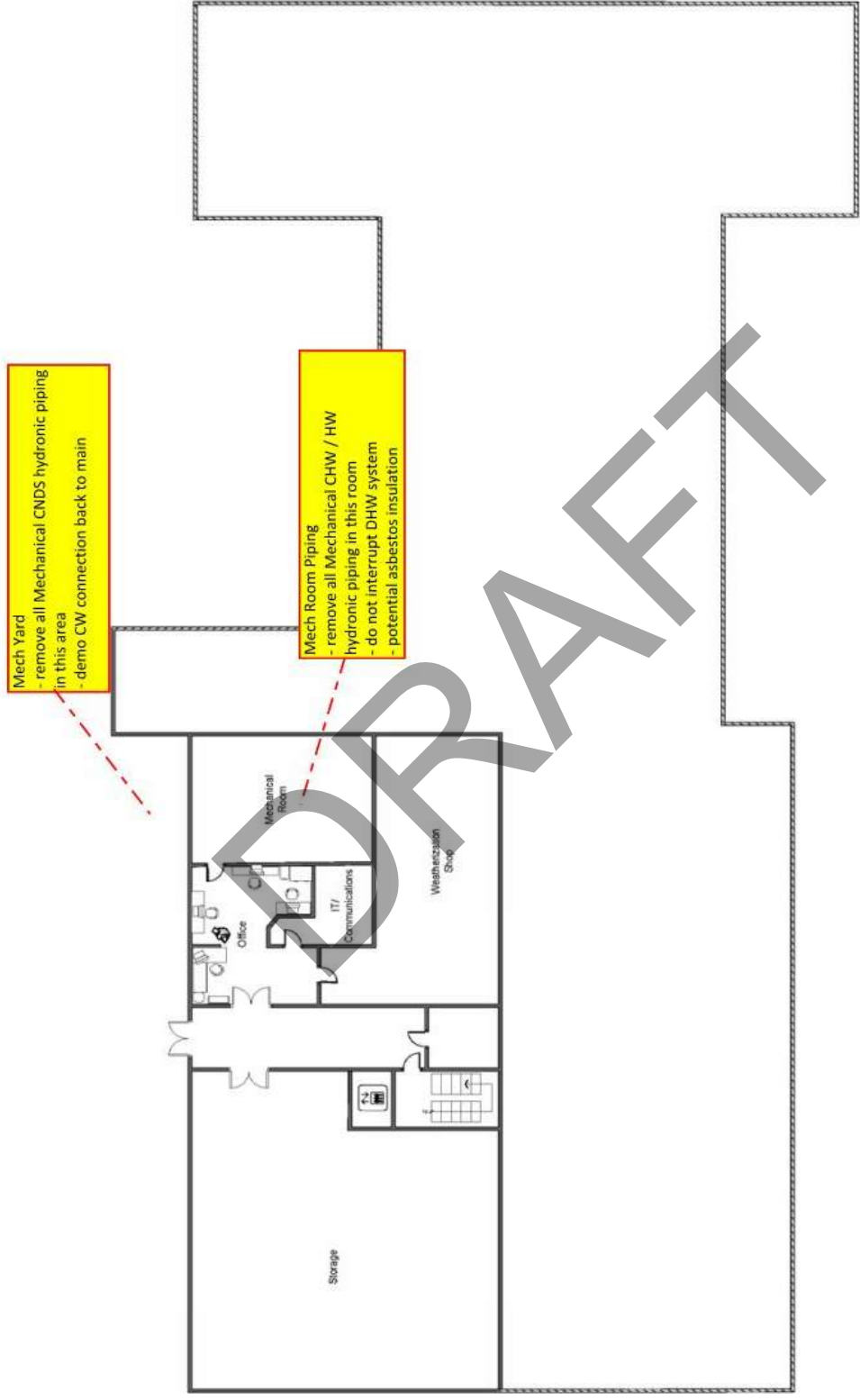
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Mechanical Plan - 1st Floor
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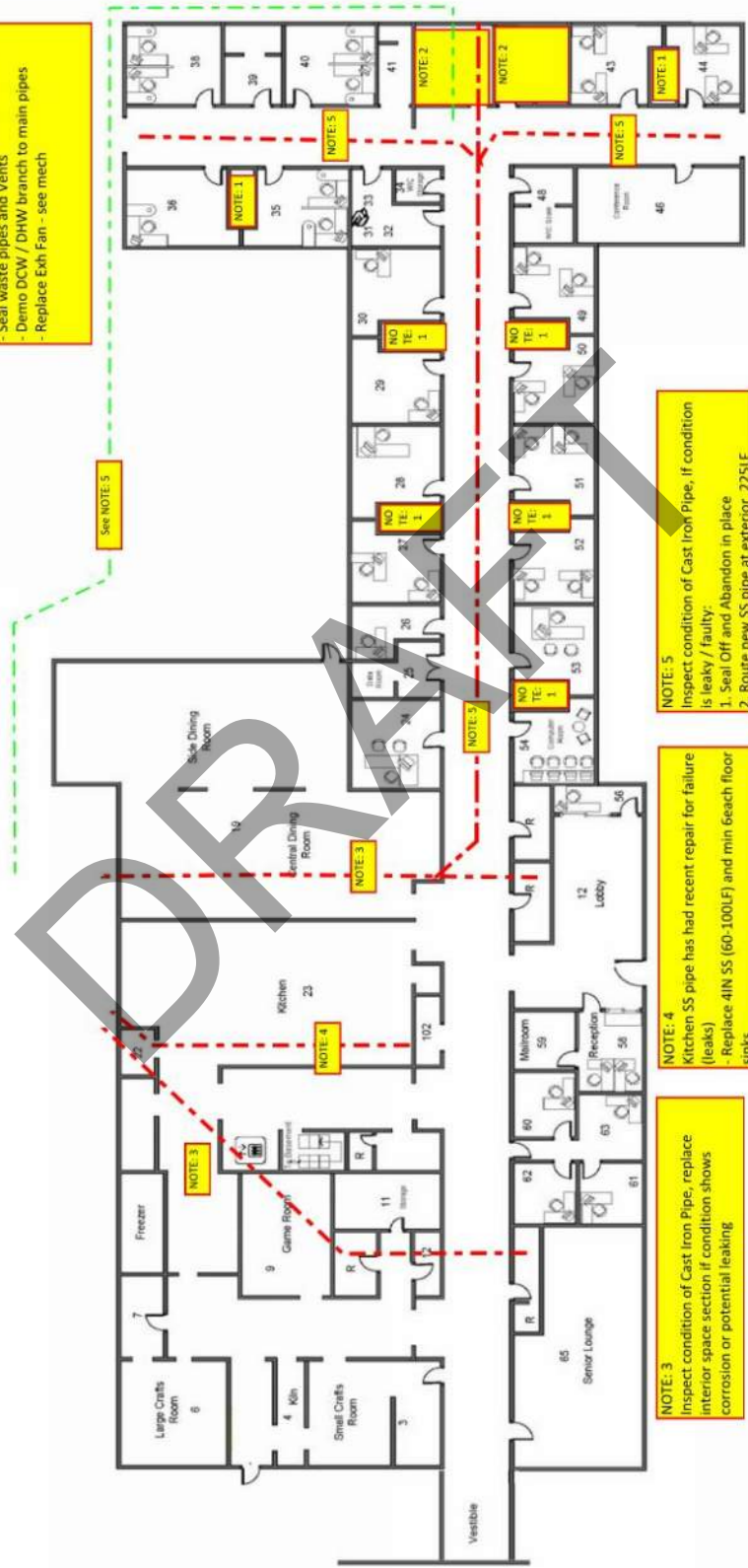
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Plumbing Plan - Basement
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NOTE: 1
 Jack and Jill RR demo
 - Remove WC, Lav, Show
 - Seal waste pipes and Vents
 - Prep for storage or wall demo for office
 - Demo DCW / DHW branch to main pipes
 - Remove Exh Fan / Duct - see mech plan

NOTE: 2
 Remove and Demo shower with RR reconfig
 - Seal waste pipes and Vents
 - Demo DCW / DHW branch to main pipes
 - Replace Exh Fan - see mech



See NOTE 5

NOTE: 1

NOTE: 2

NOTE: 3

NOTE: 4

NOTE: 5

NOTE: 6

NOTE: 7

NOTE: 8

NOTE: 9

NOTE: 3
 Inspect condition of Cast Iron Pipe, replace interior space section if condition shows corrosion or potential leaking

NOTE: 4
 Kitchen SS pipe has had recent repair for failure (leaks)
 - Replace 4IN SS (60-100LF) and min Beach floor sinks

NOTE: 5
 Inspect condition of Cast Iron Pipe, If condition is leaky / faulty:
 1. Seal Off and Abandon in place
 2. Route new SS pipe at exterior 225LF



Scale: NTS

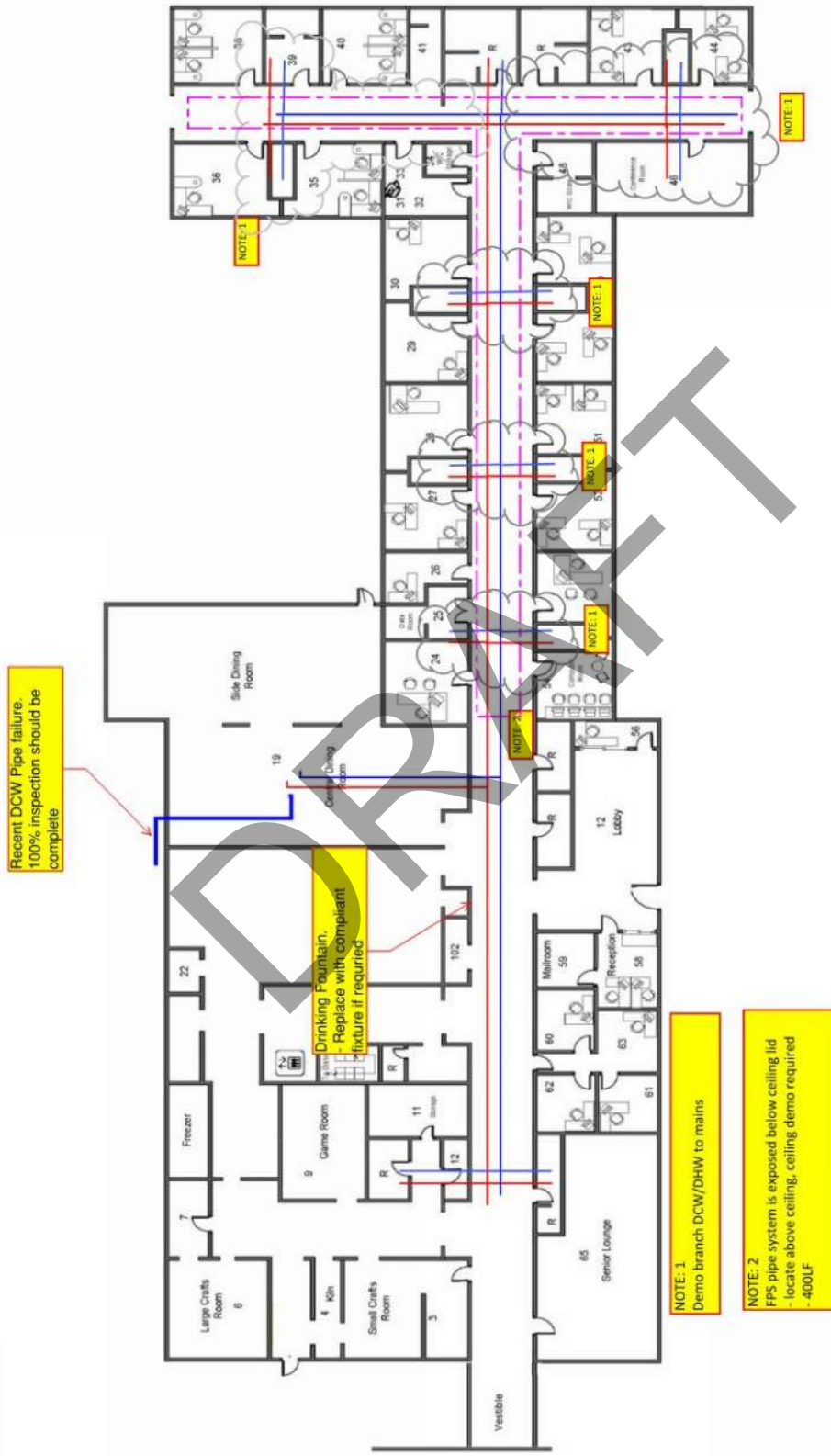


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Plumbing Plan - 1st Floor
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Plumbing Plan - 1st Floor cont.
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