

APPLICATION COVER SHEET

DATE: 3/14/2022 AGENCY NAME: YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF WHEELING, WV Inc. (YWCA WHEELING)

Non-Profit _____ Department or Government Entity

AGENCY ADDRESS: 1100 CHAPLINE STREET, WHEELING, WV 26003

TELEPHONE: 304-232-0511 CONTACT PERSON: LORI JONES

E-mail: Executivedirector@ywcawheeling.org

PROJECT TO BE FUNDED: Building Hope/Reclaiming Lives

DUNS#: 364134270 Estimate of Persons to be Served: 2447 a year

CATEGORY:

Public Service

_____ Amount Requested

_____ Percent of Overall Budget

Public Facility and Improvement

\$250,000 Amount Requested

2.98% Percent of Overall Budget

Economic Development

_____ Amount Requested

_____ Percent of Overall Budget

Historic Preservation

_____ Amount Requested

_____ Percent of Overall Budget

Brief Description of Project:

The YWCA Wheeling is renovating its 116 year old building at 1100 Chapline Street in downtown Wheeling. The project includes the upgrade and/or implementation of ADA restrooms and entrance. There are three steps to enter the restrooms on upper floors, therefore, Lowering the floors for the bathrooms on the 4th and 5th floors where residents live. The ADA entrance to the building is on the South side of the building leading straight to the elevator and upgrades to the security of the building allowing the handicapped entrance to be open and available at all times.

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PLEASE INSERT YOUR INFORMATION BEHING THE PROVIDED PAGES

A. NARRATIVE DATA ON PROJECT AND APPLICANT

The YWCA Wheeling, incorporated in 1906, has been housing women and children since its' inception and located at the historic building at 1100 Chapline Street since 1912. The historic building, located within an opportunity zone within the city, has been well maintained over the last 116 years but it is time to secure the infrastructure and systems for the next 100 years.

The YWCA Wheeling is the premier organization for community change, women's safety and housing in the Northern Panhandle of WV. Our efforts not only benefit the women, children and men we meet directly, but also create a base of knowledge and experience that law enforcement, prosecutors, probation and parole officers rely on.

The YWCA Wheeling continues to strive to end victimization of women and girls in the Ohio Valley. To that end, we continue to grow our capacity as we strive to protect women and girls in the city and fill the service gaps in the Ohio Valley. We are a social justice organization with over 116 years of experience providing direct service to, collaborating with, and advocating on behalf of the most vulnerable people in our community including the under-employed, unemployed, marginalized populations, people of color, English language learners, survivors of abuse, or in recovery and the homeless. The YWCA Staff has a deep and abiding commitment to working on issues that affect economics, gender and racial justice. We are not now and never have been an organization focused on a single issue.

Despite our history as a women's social justice organization, the need for periodic reflection on and assessment of our mission impact is imperative to adapt to current needs. It is this work that advances our footprint and keeps us in line with the City of Wheeling Consolidated Plan for promoting the rehabilitation for decent, safe, sanitary housing and improving public service, creating a suitable living environment, expanding economic opportunities, and principally benefitting low- and moderate-income persons. But the years have taken their toll on the historic building. The YWCA Wheeling number, pre-covid, were topping 35,000 individuals entering the building at 1100 Chapline Street each year, and more than 680 women and children residing within its walls annually through our Domestic Violence and Human Trafficking Programs, Transitional Housing, Homeless and Residential Program and Women in Recovery Program. The building also houses a women's boutique and racial justice program and hosts many community events throughout the year. With the vital services the YWCA offers and the amount of people we serve each year, the time has come to update the structure and our systems that support the City of Wheeling and encompass the work we do daily.

In 2014, the YWCA Wheeling received funds from the WV Housing Development Fund to help rehab and expand the Transitional Housing efforts for women in recovery and domestic violence victims. At that time, we more than doubled our transitional housing capacity and expanded from 5 families to 12 families by capturing the entire third floor at 1100 Chapline Street.

The YWCA Wheeling has proven itself to have staff and programs of the highest quality, and we believe that *now* is the ideal time to bring our facility up to the same standards as our programming. In the last few years, issues have prominently shown themselves. Terra Cotta pieces have fallen or been removed from under the roof of the building. The pediment is pulling away from the building, the elevator continues to break down and due to the age, parts are no longer available. There are other areas of the structure and systems that must be upgraded to support the necessary work of the YWCA Wheeling.

To help us achieve this bold and transformative goal, we have embarked on a Capital Campaign of Building Hope and Reclaiming Lives. This includes a focus on three priority areas: 1. Façade

and outside of the building 2. Infrastructure-improving systems and upgrades and 3. Maintaining these systems into the future.

As the footprint of the YWCA Wheeling continues to expand, the need for our services continues to increase, and we continue filling more service gaps for the City of Wheeling and developing and expanding programming.

We have completed drawings for the updated building from McKinley Architectural Firm and are working with Kristoffy Realty for State, and Historical Tax Credits to maintain the historical integrity of the property and to continue to support the community with housing and the programming services that are provided within the 6-floor building.

The CDBG funds will be used to address the handicap/ADA entrance on the South side of the building, replacing the entrance way metal door and frame, reconfiguring the basement hallway to only access the elevator or an entrance into the pool area and to secure the door. The funds will also lower the flooring on the 5th and 4th floor restrooms and create a handicapped restroom on each floor. Cost request: \$250,000. There are currently two steps into each of those restrooms allowing access to toilet room, shower and laundry. The remainder demolition and rehabilitation of the current restrooms will be paid from other sourced funds. The Executive Director will oversee the rehabilitation.

B. TAX EXEMPTION DETERMINATION LETTER

IRS Department of the Treasury
Internal Revenue Service P.O.
Box 2508
Cincinnati OH 45201

In reply refer to : 0752157589
Nov. 25, 2013 L TR 4168C 0
55-0357063 000000 00
Input Op : 0752157589 00031882
BODC: TE

YOUNG WOMENS CHRISTIAN ASSOCIATION
1100 CHAPLINE ST
WHEELING WV 26003-2922

044102

Employer Identification Number: 55-0357063

Person to Contact: CUSTOMER SERVICE Toll Free Telephone Number: 1-877-829-5500

Dear YOUNG WOMENS CHRISTIAN ASSOCIA:

This is in response to your Nov. 14, 2013, request for information regarding your tax-exempt status .

Our records indicate that you were recognized as exempt under section 501 (c) (03) of the Internal Revenue Code in a determination letter issued in MARCH 1943.

Our records also indicate that you are not a private foundation within the meaning of section 509 (a) of the Code because you are described in section(s) 509 (a) (1) and 170 (b) (1)(A) (v

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

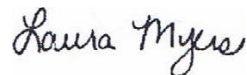
Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033 (j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return f c r organizations required to file . We will publish a list of organizations whose tax-exempt status was revoked under section 6033 (j) of the Code on our website beginning in early 2011 .

0752157589
Nov. 25, 2013 L TR 4168C 0
55-0357063 000000 00
Input op : 0752157589 00031883

YOUNG WOMENS CHRISTIAN ASSOCIATION
1100 CHAPLINE ST
WHEELING WV 26003-2922

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,



Laura Myers
Operations Manager, AM Ops. 3

C. LIST OF BOARD OF DIRECTORS:

YWCA BOARD OF DIRECTORS

2021 – 2022

Helen Altmeyer 6/22 (1)
9 Hamilton Avenue
Wheeling, WV 26003
304-650-3039
haltmeyer@msn.com
Volunteer/Retired

Kelly Bettem 6/24 (2)
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Belmont Aggregates

Judy Crews 6/22 (1)
35 Haddale Avenue
Wheeling, WV 26003
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Judycrews05@gmail.com
Volunteer/retired

Latisha Cummings 6/22 (1)
Secretary
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Bethlehem.temple@hotmail.com
Bethlehem Apostolic Temple

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Sr. Vice President, The Health Plan

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6 Sixteenth Street
Wheeling, WV 26003
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AEP

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Wheeling Park High School

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The Goodwin Group

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Wheeling Heritage

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alynnwallace@yahoo.com
Watch Inc.

Alex Weld 6/24 (2)
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Wellsburg, WV 26070
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Generation WV

Tonya Hunt
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tonya.hunt@courtswv.gov
WV Supreme Court

Lori Jones, Executive Director
1100 Chapline Street
Wheeling, WV 26003
W 304-232-0511 C 724-350-6631
executivedirector@ywcawheeling.org

D. ORGANIZATIONAL STATEMENT

In 2016/2017 the YWCA Wheeling expanded its capacity on the third floor of the historic building at 1100 Chapline Street. By renovating the floor totaling more than \$700,000 we increased the transitional housing rooms from 5 to 12 allowing women and children to heal for an additional 24 months when needed. This work was accomplished under the current executive director, Lori Jones. The YWCA Wheeling has three facilities: one in Ohio County, one in Marshall County and one in Wetzel County. These facilities and the programming are licensed through agencies within the State of WV and inspected yearly by the county Health Departments and the State Fire Marshall's office.

The YWCA Wheeling also manages more than 15 state and federal grants for programming with the assistance of Felton and Felton, CPA's as bookkeepers and Kozicki, Hughes and Tickerhoof as our auditors and we meet all state and federal regulations with the grievance policies in place both for staff, residents and nonresidents.

As part of and in compliance with State and Federal guidelines and regulations the YWCA Wheeling has a personnel policy manual, that includes an Equal Opportunity Employer Policy, a non-discrimination policy and a procurement policy outlining the bid process, contract management, competitive and noncompetitive negotiations and the affirmative steps taken in the selection process.

E DOCUMENTATION OF COMPLIANCE WITH NATIONAL OBJECTIVES

Each activity must meet one of the CDBG programs' three broad National Objectives:


1. To benefit low-and moderate income persons. Below are the numbers from the YWCA Wheeling DB data base from 2021. Although we don't keep specific income levels or information for every housing program we do keep the following information about residents receiving public assistance.

Supplemental Security Income (SSI)	56
Supplemental Nutrition Assistance Program (SNAP)	131
Special Supplemental Nutrition Program for Women, Infants, Children (WIC)	14
Temporary Assistance for Needy Families (TANF)	5
Public Housing Vouchers	36

F LAST YEAR'S OVERALL BUDGET (Fiscal year 7/1/21 to 6/30/22)

G. PROPOSED 2022 – 2023 BUDGET


H PROPOSED 2022-2023 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003			 January 20, 2022 PCS Project: 21-104 Leads: DG/MA Checked: BL
Design:	McKinley Architecture and Engineering			
SUMMARY of "CONSTRUCTION DOCUMENT ESTIMATE"				
DIVISION	<u>BUILDING COMPONENT</u>	PAGES	COST PER SF	<u>TOTALS</u> 38,796 GSF


1.0	GENERAL REQUIREMENTS	---	\$ 7.40	\$ 287,060
2.0	EXISTING CONDITIONS	1	\$ 9.00	\$ 349,165
3.0	CONCRETE	2	\$ 0.40	\$ 15,574
4.0	MASONRY	3	\$ 9.81	\$ 380,453
5.0	METALS	4	\$ 0.82	\$ 31,629
6.0	WOOD and PLASTICS	5	\$ 1.87	\$ 72,675
7.0	THERMAL and MOISTURE PROTECTION	6	\$ 4.15	\$ 161,189
8.0	OPENINGS	7	\$	\$ 547,500
9.0	FINISHES	8	14.11	\$ 658,837
10.0	SPECIALITIES	9	\$ 16.98	\$ 92,685
11.0	EQUIPMENT	10	\$ 2.39	\$ 5,750
12.0	FURNISHINGS	11	\$ 0.15	\$ 44,808
13.0	SPECIAL CONSTRUCTION	12	\$ 1.15	None Included
14.0	CONVEYING SYSTEMS	13	---	\$ 216,770
21.0	FIRE SUPPRESSION	14	\$ 5.59	\$ 150,842
22.0	PLUMBING	15	\$ 3.89	\$ 501,303
23.0	HVAC	16	\$	\$ 1,289,397
25.0	AUTOMATION	17	12.92	\$ 120,093
26.0	ELECTRICAL SYSTEMS	18	\$ 33.24	\$ 580,607
27.0-28.0	COMMUNICATION, ELECTRONIC SAFETY and SECURITY	19	\$ 3.10	None
31.0-35.0	EARTHWORK, UTILITIES and SITE IMPROVEMENTS	20	\$ 14.97	Included
			---	None Included

SUBTOTAL ALL TRADES WORK			\$ 141.93	\$ 5,506,337
	GENERAL LIABILITY INSURANCE	0.70%	\$ 0.99	\$ 38,545
	GENERAL CONDITIONS	8.50%	\$	\$ 471,315
	PHASING PREMIUM (Assumes 1 floor per time of construction sequencing)	7.50%	12.15	\$ 412,976
	CONTRACTOR OVERHEAD, PROFIT and BOND	8.00%	\$ 10.64	\$ 481,296
	ESCALATE to MIDPOINT of CONSTRUCTION	4.94%	\$ 12.41	\$ 341,161
	CONTINGENCY; DESIGN, ESTIMATING, BIDDING and MARKET CONDITIONS	6.00%	\$ 8.79	\$ 435,098
	PRIVILEGE USE TAX (No B&O tax required)	1.00%	---	\$ 76,868
	PERMIT FEE		\$ 1.98	
TOTAL PROBABLE CONSTRUCTION COSTS:			\$ 200.11	\$ 7,763,596
PROJECT COST ADDERS: (Soft Costs)			8.00%	
	CONSTRUCTION CHANGE ORDER CONTINGENCY; (unforeseen conditions)			\$ 621,088
	A/E and OTHER CONSULTANTS' FEES and REIMBURSABLES			???
	CONSTRUCTION MANAGEMENT FEE			???
	MATERIALS and SOILS TESTING Allow			???
	SEWER and TAP FEES, PERMITS and ETC.			???
	FF & E: FURNITURE, SHELVING, RACKS and ETC.			???
	MEDICAL EQUIPMENT MOVABLE			???
	COMPUTERS, SOFTWARE, TELEPHONES and OTHER TELEDATA EQUIPMENT			???
	LEGAL FEES, BOND COUNCIL, OWNER'S RISK INSURANCE, PUBLISHING, ETC.			???
	OWNER COSTS FOR FINAL CLEANING and MOVE-IN			???
	ASBESTOS, LEAD and OTHER HAZARDOUS MATERIALS ABATEMENTS			???
TOTAL PROBABLE PROJECT COSTS:			\$ 216.12	\$ 8,384,684

This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

Project: Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003		PROJECT DATA: Building: Renovations: 38,796 GSF Total Building: 38,796 GSF "Construction Document Estimate"				 January 20, 2022 PCS Project: 21-104 Estimated: AD Checked: BL
Design: McKinley Architecture and Engineering						
2.0 EXISTING CONDITIONS:						
	ITEM DESCRIPTION	QTY	UNIT	UNIT COST*	TOTAL	COMMENTS
A.	SITE PREP:	- NIC -	EA	\$ 50.00	\$ 2,500	
			EA	\$ 100.00	\$ 1,600	
B.	SELECTIVE BUILDING DEMOLITION:		SF	\$ 6.00	\$ 8,328	
	D1 - Remove door and frame	50	SF	\$ 10.00	\$ 15,040	
	D2 - Remove and salvage door for reuse	16	EA	\$ 80.00	\$ 4,080	
	D3 - Remove window and frame	1388	EA	\$ 45.00	\$ 90 \$	
	D4 - Remove and salvage window for reuse	1504	SF	\$ 2.50	8,343	
	D5 - Remove transom infill and prep for new glass	51	SF	\$ 3.25	\$ 3,153	
	D6 - Remove hardware and prep for new	2	SF	\$ 2.50	\$ 6,188	
	D7a - Remove plaster from walls; prep for restoration	3337	LF	\$ 8.00	\$ 80	
	D7b - Remove plaster from ceiling; prep for restoration	970	LF	\$ 6.50	\$ 663	
	D8 - Remove plaster down to studs/joists; prep for restoration	2475	SF	\$ 7.50	\$ 818	
	D9 - Remove handrail	10				
	D10a - Sawcut flooring	102	LS	\$ 1,000.00	\$ 1,000	
	D10b - Remove flooring	109	SF	\$ 15.00	\$ 510	
	D10c - Sawcut and removing flooring for new plumbing fixtures at 4th and 5th floor restrooms	1	EA	\$ 350.00	\$ 1,400	Allow; A/E Verify Quantity
	D10d - Remove roof structure for new mechanical openings	34	EA	\$ 75.00	\$ 825	Allow; A/E Verify Quantity
	D11 - Remove light fixtures	- NIC 4	EA	\$ 75.00	\$ 750	Allow; A/E Verify Quantity
	D12 - Remove steps	11	EA	\$ 48.00	\$ 480	
	D13 - Remove toilet partitions	10	Rms	\$ 95.00	\$ 285	
	D14 - Remove shower partitions; salvage marble and brackets	10	LF	\$ 8.00	\$ 520	
	D15 - Remove shower curb	3	EA	\$ 10.00	\$ 150	
	D16 - Remove toilet room accessories	65	SF	\$ 1.50	\$ 150	
	D17 - Remove casework	15	SF	\$ 2.50	\$ 950	See Div. 26
	D18 - Remove mirror	100	SF	\$ 1.50	\$	
	D19 - Remove tile floor finish	380	SF	\$ 1.50	7,943	
	D20 - Remove wall tile/ wainscoting	5295	Flit	\$ 192.00	\$ 3,162	
	D21 - Remove VCT	2108	SF	\$ 1.50	\$ 2,496	
	D22 - Remove carpeting	13	LS	\$ 5,000.00	\$ 1,539	
	D23 - Remove stair finishes	1026	LF	\$ 32.50	\$ 5,000	
	D24 - Remove sheet wood flooring from landing	1	SF	\$ 15.00	\$ 14,203	
	D25a - Restore marble panel; reset loose panels	437	SF	\$ 1.00	\$ 7,440	
	D26 - Demo interior wall; type unknown	496			\$ 1,422	
	D27 - Demo wall for new opening	1422				
	D28 - Demo ACT ceiling	- NIC -				
	D29 - Remove toilets	- NIC -	LS	\$ 28,000.00		
	D30 - Remove sinks/lavs	- NIC -			\$ 28,000	
	D31 - Remove shower heads	1				Allow; A/E Verify
	D32 - Remove elevator and all equipment; six floors	- NIC -	EA	\$ 300.00		
	D33 - Remove electric panel	- NIC -4	EA	\$ 500.00	\$ 1,200	
	D34 - Remove exposed conduit	2	LS	\$ 600.00	\$ 1,000	
	D35 - Trench plaster for future piping/conduit	1	EA	\$ 350.00	\$ 600	See Div. 22
	D36 - Remove basketball hoops and structure	1			\$ 350	See Div. 22
	D37 - Remove stage lighting trough from front of stage	- NIC -	SF	\$ 10.00		See Div. 22
	D38 - Remove kitchen hood and all associated equipment	115	LF	\$ 30.00	\$ 1,150	
	D39 - Remove AC unit	27	SF	\$ 3.00	\$ 810	See Div. 26
	D40 - Remove glass block infill	2504	SF	\$ 2.50	\$	See Div. 26
	D41 - Demo interior partition	660	SF	\$ 3.25	7,512	
	D42 - Demo unoriginal plaster/ suspended ceiling	2010			\$ 1,650	
	D43a - Remove loose plaster/peeling paint at walls; prep for restoration	- NIC -6	EA	\$ 30.00	\$ 6,533	
	D43b - Remove loose plaster/peeling paint at ceiling; prep for restoration	1	EA	\$ 30.00		Allow; A/E Verify
	D44 - Remove multiple layers of flooring	12	EA	\$ 75.00	\$ 180	See Div. 23
	D45 - Remove window AC unit	- NIC -			\$ 30	
	D46 - Remove mesh guard from window	34	SF	\$ 4.00	\$ 900	
	D47 - Clean wood casing; remove tape, dirt, paint, etc.	- NIC -48				
	D48 - Remove light fixtures	13	SF	\$ 45.00	\$ 136	
	D49 - Remove panel infill from frame; prep for restoration	33	EA	\$ 50.00		
	D50 - Remove tub/shower	16	EA	\$ 30.00	\$ 2,160	None Indicated
	D51 - Remove elevated slab	1050	EA	\$ 75.00	\$ 650	
	D52 - Remove mesh panel - D53 - Remove child guard		SF	\$ 1.75	\$ 990	
	D54 - Remove loose paint from woodwork; standing and running trim - D55 - Prep all walls and ceilings for paint				\$	Per Opening
					1,200	See Div. 26
					\$ 1,838	See Div. 22
						Per Opening
						A/E Verify Extent

2.0	SUBTOTAL, EXISTING CONDITIONS:	- Carry Forward To Next Page -	\$ 157,997
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Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003		PROJECT DATA: Building: - Renovations: 38,796 GSF - Total Building: 38,796 GSF "Construction Document Estimate"			 January 20, 2022 PCS Project: 21-104 Estimated: AD Checked: BL
Design:	McKinley Architecture and Engineering					
2.0	EXISTING CONDITIONS:					
	ITEM DESCRIPTION	QTY	UNIT	UNIT COST*	TOTAL	COMMENTS

*Labor and material unless noted otherwise.

This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

Cost Per SF

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-	Carried Forward From Previous Page -	120	LF	\$ 1.25	\$ 157,997	<i>Allow</i>
-	D56 - Strip paint from woodwork	- NIC 6	42	LF	\$ 120.00	\$ 150
-	D57 - Remove drinking fountain and cap plumbing		48	SF	\$ 12.00	
-	D58 - Prep casework to be refurbished		342	SF	\$ 1.00	\$ 720 <i>Allow</i>
-	D59 - Remove concrete equipment pad			SF	\$ 1.00	\$ 504
-	D60 - Remove wood flooring		38796			\$ 48
-	D61 - Remove vinyl flooring		2	SF	\$ 0.75	\$ 342
-	Allowance for salvage woodwork materials demolition and reuse		1	EA	\$ 50.00	
per general	demolition note 4		240	LS	\$ 200.00	\$ 29,097
-	Remove french doors; prep for reuse		1	LF	\$ 60.00	\$ 100 <i>Allow</i>
-	Remove paint from transom glass		1	LS	\$ 500.00	\$ 200
-	Disassemble marble partition; salvage for reuse		1	LS	\$ 30.00	\$ 14,400
-	Remove stairlift		1	LS	\$ 500.00	\$ 500
-	Remove damaged marble saddle at vestibule		900	LS	\$ 2,500.00	\$ 30
-	Remove wall infill, tile and fan; prep for new window		50	SF	\$ 12.50	\$ 500
-	Salvage marble base board and saddle at 4th and 5th floor		1	SF	\$ 10.00	\$ 2,500
restrooms			1	LS	7,500.00	\$ 11,250
-	Remove floor and framing at elevated restrooms of 4th and 5th		38796	LS	\$ 7,500.00	\$ 500 <i>Per Environmental Standards</i>
floors - Walk-off mats			4	SF	\$ 0.85	\$ <i>Report 9-14-2021</i>
-	Break down, contain, transport debris through facility to chute /		1	Floors	\$ 900.00	7,500
dumpster	- Daily cleanup		25	LS	\$ 7,500.00	\$ 7,500
-	Clean-up after demolition		30	Load	\$ 750.00	\$ 32,977
-	Trash chute to remove debris		- NIC 1	Days	\$ 250.00	\$ 3,600
-	Disposal and dump charges					\$ 7,500
-	Dumpsters			LS	\$ 45,000.00	\$ 18,750
-	Daily trucking					\$ 7,500
-	Labor premium for after hours work					
-	ABATEMENTS					\$ 45,000
2.0	TOTAL, EXISTING CONDITIONS:					\$ 349,165

\$ 9.00

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003	PROJECT DATA: Building: - Renovations: 38,796 GSF	 January 20, 2022
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*Labor and material unless noted otherwise.

Design:	McKinley Architecture and Engineering	- Total Building: 38,796 GSF			PCS Project: 21-104	
		"Construction Document Estimate"			Estimated: AD Checked: BL	
3.0	CONCRETE:					
	ITEM DESCRIPTION	QTY	UNIT	UNIT COST*	TOTAL	COMMENTS
A.	EXCAVATIONS:	- NIC -	SF	\$ 6.50	\$ 5,902	<i>None Indicated</i>
			SF	\$ 3.75	\$ 5,625	
B.	FOUNDATIONS:	- NIC -	SF	\$ 6.50	\$ 1,547	<i>None Indicated</i>
			LS	2,500.00	\$ 2,500	
C.	DEEP FOUNDATIONS:	- NIC -				<i>None Indicated</i>
D.	WALLS:	- NIC -				<i>None Indicated</i>
E.	SLAB SYSTEMS:					
	- Light weight concrete 3½" over rib; pumped; reinforced; trowel finished - Infill pitted/ uneven concrete	908				
	- Elevated floor system (Assumes concrete infill at demolished shower pans) - Allow to remove existing ramp and replace at basement levelcorridor	1500				<i>Allow; Unable to Quantify</i>
		238				<i>Allow; A/E Verify</i>
		1				
F.	BACKFILLS:	- NIC -				<i>None Indicated</i>
G.	STRUCTURAL CONCRETE SYSTEMS:	- NIC -				<i>None Indicated</i>

*Labor and material unless noted otherwise.

Cost Per SF


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3.0	TOTAL, CONCRETE:	\$ 15,574	
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\$ 0.40


Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003	PROJECT DATA: Building: - Renovations: 38,796 GSF - Total Building: 38,796 GSF "Construction Document Estimate"	 January 20, 2022 PCS Project: 21-104 Estimated: AD Checked: BL
Design:	McKinley Architecture and Engineering		
4.0	MASONRY:		
	ITEM DESCRIPTION	QTY	UNIT UNIT COST* TOTAL
			COMMENTS

*Labor and material unless noted otherwise.

This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

A.	EXTERIOR MASONRY WALL SYSTEMS (See Respective Divisions for Veneers):	SF	\$ 24.00	\$ 312	<i>Allow; A/E Verify</i>	
	- Infill with 8" CMU; stair b	13 SF	\$ 5.70	1,061	<i>Small Quantity</i>	
	- 4" face brick veneer repairs; note 1; remove and replace mortar at header fans	186 LF	\$ 85.00	\$ 1,870		
	- 4" face brick veneer repairs; noted vertical crack on East elevation	22 LS	\$ 50,000.00	\$ 50,000	<i>Allow; A/E Verify</i>	
	- 4" face brick veneer repairs; allowance for un-noted	1 EA	\$ 1,000.00	\$ 16,000	<i>Allow</i>	
	- Allowance for cast cornice repairs; significant damage	16 LF	\$ 75.00	\$ 10,050	<i>Allow; A/E Verify</i>	
	- Allowance for cast cornice repairs; un-noted damages	134 LF	\$ 25.00	\$ 3,350	<i>Allow</i>	
	- Allowance for cast cornice mortar joint/caulk removal and replacement	134 LF	\$ 20.00	\$ 21,200	<i>Allow; A/E Verify</i>	
	-	1060 LS	\$ 35,000.00	\$ 35,000	<i>Allow</i>	
	-	1 LS	\$ 1,500.00	\$ 1,500	<i>Allow; A/E Verify</i>	
	- Allowance for cast accent trim repairs; un-noted damages	1 SF	\$ 4.00	\$ 113,600	<i>Allow; A/E Verify</i>	
	- Remove and replace existing sandstone entry steps	28400				
	- Allowance for cast cornice style repairs; front balcony; 3rd floor -					
	B.	Allowance for unidentified exterior repairs; 25% tuckpointing	SF	\$ 16.80	\$ 20,160	
		INTERIOR MASONRY WALL SYSTEMS:	1200 SF	\$ 19.80	\$ 4,950	
	- Wall type 11	250 SF	\$ 21.60	\$ 1,080		
	- Wall type 11A - Wall type 12	50				
C.	MASONRY VENEER SYSTEMS:					
D.	MISCELLANEOUS:	SF	\$ 1.50	\$ 42,600	<i>Allow</i>	
	- Caulking, miscellaneous sealants	28400 SF	\$ 1.30	\$ 36,920		
	- Clean all exterior masonry	28400 LS	\$ 20,000.00	\$ 20,000	<i>Allow; A/E Verify</i>	
	- Remove paint from stone trim / accents at front entry wall and returns; reseal - Lintels at new interior masonry walls	1 EA	\$ 200.00	\$ 800		
		4				
4.0	TOTAL, MASONRY:			\$ 380,453		

\$ 9.81

Project:	Wheeling YWCA Renovations	PROJECT DATA:	
	Renovation 1100 Chapline Street, Wheeling, WV 26003		

*Labor and material unless noted otherwise.

Cost Per SF

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This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

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Design:	McKinley Architecture and Engineering	- Total Building: 38,796 GSF			PCS Project: 21-104	
		"Construction Document Estimate"			Estimated: AD Checked: BL	
5.0	METALS:					
	ITEM DESCRIPTION	QTY	UNIT	UNIT COST*	TOTAL	COMMENTS
A.	STRUCTURAL STEEL and JOIST SYSTEMS: - OWSJ; bar joists; floor; 1.5 lbs./SF (includes installation premium)	1	Tons	\$ 8,375.00	\$ 8,375	<i>Small Quantity</i>
B.	DECKING SYSTEMS: - 1½" x 20 gage, galvanized floor deck with 5% lap / waste factor	954	SF	\$ 7.10	\$ 6,774	<i>Small Quantity</i>
C.	MISCELLANEOUS METALS:					
D.	MISCELLANEOUS: - New metal handrail - Hinged hatch for access below new flooring at abandoned pool - New steel support beams at roof - New steel support framing at mechanical roof penetrations - New balcony railing; ornamental aluminum at North elevation infill louver	22	LF	\$ 90.00	\$ 1,980	
		1	LS	3,500.00	\$ 3,500	<i>Allow</i>
		1	LS	\$ 5,000.00	\$ 5,000	<i>Allow</i>
		3	EA	\$ 1,750.00	\$ 5,250	<i>Allow</i>
		5	LF	\$ 150.00	\$ 750	<i>Allow</i>

*Labor and material unless noted otherwise.

Cost Per SF


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5.0	TOTAL, METALS:	\$ 31,629	
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\$ 0.82

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003	PROJECT DATA: Building: - Renovations: 38,796 GSF - Total Building: 38,796 GSF "Construction Document Estimate"	 January 20, 2022 PCS Project: 21-104 Estimated: AD Checked: BL
Design:	McKinley Architecture and Engineering		
6.0	WOOD and PLASTICS:		
	ITEM DESCRIPTION	QTY	UNIT COST*
			TOTAL
			COMMENTS

*Labor and material unless noted otherwise.

This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

A.	ROUGH CARPENTRY: - Interior blocking for wall-mounted equipment	38796	SF	\$ 0.15	\$ 5,820	<i>Allow</i>
B.	STRUCTURAL WOOD: - New floor framing at 4th and 5th floor bathroom areas	1	Allow	\$ 55,000.00	\$ 55,000	
C.	CASEWORK and MILLWORK: - MDF casing; per side of door	9	EA	\$ 65.00	\$ 585	
	- Refinish existing wood casing	7	EA	\$ 85.00	\$ 595	
	- General P-lam, AWI grade casework base cabinets, countertops and upper cabinets	17	LF	\$ 350.00	\$ 5,950	
	- Wall cabinets, as above	9	LF	\$ 125.00	\$ 1,125	
	- General P-lam, AWI grade casework; Tall storage wardrobe	7	LF	\$ 300.00	\$ 2,100	
	- General P-lam wall-mounted countertop	10	LF	\$ 150.00	\$ 1,500	
6.0	TOTAL, WOOD and PLASTICS:				\$ 72,675	

\$ 1.87

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003	PROJECT DATA: Building: - Renovations: 38,796 GSF	 January 20, 2022
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*Labor and material unless noted otherwise.

Cost Per SF

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Design:	McKinley Architecture and Engineering	- Total Building: 38,796 GSF			PCS Project: 21-104	
		"Construction Document Estimate"			Estimated: AD Checked: BL	
7.0	THERMAL and MOISTURE PROTECTION:					
	ITEM DESCRIPTION	QTY	UNIT	UNIT COST*	TOTAL	COMMENTS
A.	MEMBRANE ROOFING SYSTEMS:	967	SF	\$ 15.50	\$ 14,989	<i>Small Quantity</i>
	- Single-ply EPDM roof membrane with all cants, flashings, 3" rigid tapered insulation - Walk pads for maintenance	- NIC -				<i>None Indicated</i>
	- Roof hatch; 2-6x4-6	967	SF	\$ 3.00	\$ 2,901	<i>None Indicated</i>
	- Tear off existing membrane roofing / insulation to deck	216	LF	\$ 6.00	\$ 1,296	<i>Small Quantity</i>
	- Demolish existing coping and gravel stop; gutters and downspouts	- NIC -				<i>Small Quantity</i>
B.	SHINGLE ROOFING SYSTEMS:	- NIC -				
C.	METAL ROOFING SYSTEMS:					
	FLASHING and SHEETMETAL:	216	LF	\$ 45.00	\$ 9,720	
D.	- Pre-finished aluminum coping and gravel stop;	216	LF	\$ 15.00	\$ 3,240	<i>Allow; Per A/E; None Indicated</i>
	- Standard aluminum gutters and downspouts	- NIC -				<i>None Indicated</i>
	- Tapered insulation saddles	- NIC -				<i>None Indicated</i>
	- Scupper assemblies	13	LF	\$ 24.00	\$ 312	
	- Regletting, flashing at elevation changes					
	SIDING and STUCCO:	1509	SF	\$ 3.00	\$ 4,527	
E.	- Demo existing siding at rooftop penthouses; remove and reinstall	1509	SF	\$ 12.00	\$ 18,108	
F.	downspouts	1760	SF	\$ 15.00	\$ 26,400	
	- Exposed fastener panel rib metal siding; at above	1760	SF	\$ 2.00	\$ 3,520	<i>Allow</i>
	- Remove and replace painted stucco	1760	SF	\$ 2.85	\$ 5,016	<i>Allow</i>
	- Provide water management substrate at above					
	- Premium for noted and non-noted repairs at above	- NIC -				<i>None Indicated</i>
	MISCELLANEOUS:	- NIC -2				<i>None Indicated</i>
	- Skylight feature	13	EA	\$ 125.00	\$ 250	
	- Roof expansion joint	1	LF	\$ 70.00	\$ 910	
	- Paint existing personnel doors	1	LS	45,000.00	45,000	
	- Remove and reinstall camel back tile over flexible flashing		LS	\$ 25,000.00	\$ 25,000	
	- Waterproffing along north and east walls					
	- Excavation along east alley for repairs					

*Labor and material unless noted otherwise.


Cost Per SF

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This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

7.0	TOTAL, THERMAL and MOISTURE PROTECTION:	\$ 161,189	
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§ 4.15

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003	PROJECT DATA: Building: - Renovations: 38,796 GSF - Total Building: 38,796 GSF "Construction Document Estimate"	 January 20, 2022 PCS Project: 21-104 Estimated: AD Checked: BL
Design:	McKinley Architecture and Engineering		
8.0	OPENINGS:		
	ITEM DESCRIPTION	QTY	UNIT COST*
			TOTAL
			COMMENTS

*Labor and material unless noted otherwise.

This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

A.	EXTERIOR DOOR SYSTEMS: - Historical replica fiberglass doors with panic hardware; main entry - HM leaf in welded / grouted HM frame - Single 3-0 x 7-0 - Double 3-6 x 7-0 - ADA operator at ADA entry from parking lot - Weatherstripping at french doors	1	PAIR	\$ 5,000.00	\$ 5,000		
		2	EA	\$ 1,450.00	\$ 2,900		
		1	PAIR	\$ 4,000.00	\$ 4,000		
		1	EA	\$ 4,000.00	\$ 4,000		
		2	EA	\$ 125.00	\$ 250		
		B.	INTERIOR DOOR SYSTEMS: - HM leaf in welded / grouted HM frame - Single 2-6 x 6-8 - Single 3-0 x 6-8 - Single 3-0 x 7-0 - Single 3-6 x 6-8 - SC wood leaf in WD frame - Single 3-0 x 7-0 - SC wood leaf in welded / grouted HM frame - Single 3-0 x 6-8 - WD Plank leaf in WD frame - Single 2-6 x 6-8 - Single 3-0 x 6-8 - Single 3-0 x 7-0 - Double 3-0 x 7-0 - HM/HM cased openings - Premium for fire-rated doors - Fix door in place - New hardware at existing doors - ADA operator at ADA entry from parking lot	1	EA	\$ 1,300.00	\$ 1,300
				21	EA	\$ 1,400.00	\$ 29,400
				2	EA	\$ 1,450.00	\$ 2,900
				4	EA	\$ 1,550.00	\$ 6,200
				2	EA	\$ 1,350.00	\$ 2,700
				3	EA	\$ 1,400.00	\$ 4,200
1	EA			\$ 1,100.00	\$ 1,100		
5	EA			\$ 1,200.00	\$ 6,000		
1	EA			\$ 1,250.00	\$ 1,250		
2	EA			\$ 2,500.00	\$ 5,000		
4	EA			\$ 600.00	\$ 2,400		
18	EA			\$ 450.00	\$ 8,100		
1	EA			\$ 500.00	\$ 500		
2	EA			\$ 400.00	\$ 800		
1	EA			\$ 4,000.00	\$ 4,000		
C.	EXTERIOR GLASS SYSTEMS: - New window with security glazing - Repairs needed to window - Replace backer rod and sealant - Replace security glazing - Replace glazing and frame - Restore and reinstall window - Special restorations repairs - Security glass at front entry			198	SF	\$ 90.00	\$ 17,820
				2	EA	\$ 250.00	\$ 500
		1364	LF	\$ 10.00	13,640		
		342	SF	\$ 90.00	\$ 30,780		
		848	SF	\$ 50.00	\$ 42,400		
		864	SF	\$ 180.00	\$ 155,520		
		638	SF	\$ 150.00	\$ 95,700		
		30	SF	\$ 85.00	\$ 2,550		
D.	INTERIOR GLASS SYSTEMS: - Door lites - Door lites; tempered glass - New transom glass at infill removal - Interior storefront enclosure; 2-hr. rated	71	SF	\$ 45.00	\$ 3,195		
		5	SF	\$ 85.00	\$ 425		
		306	SF	\$ 45.00	13,770		
		352	SF	\$ 225.00	\$ 79,200		
8.0	TOTAL, OPENINGS:			\$ 547,500			

Assumes Non-Historical

Allow; A/E Verify

Allow; A/E Verify

Assumes Non-Historical

\$ 14.11

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003	PROJECT DATA: Building: - Renovations: 38,796 GSF	&estimate a PCS company January 20, 2022
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*Labor and material unless noted otherwise.

Cost Per SF

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Design:	McKinley Architecture and Engineering	- Total Building: 38,796 GSF			PCS Project: 21-104	
9.0 FINISHES:		"Construction Document Estimate"			Estimated: AD Checked: BL	
	ITEM DESCRIPTION	QTY	UNIT	UNIT COST*	TOTAL	COMMENTS
A.	EXTERIOR MS / GWB WALL SYSTEMS:	- NIC -	SF	\$ 12.90	\$ 38,030	<i>Assumes 2' Extension</i>
			SF	\$ 8.34	\$ 2,853	
B.	INTERIOR WALL SYSTEMS:		SF	\$ 16.38	\$ 12,056	
-	Wall type 1A	2948	SF	\$ 7.08	\$ 1,735	
-	Wall type 2A	342	SF	\$ 7.32	\$ 513	
-	Wall type 6B	736	LF	\$ 16.00	\$ 1,920	
-	Wall type 17	245	SF	\$ 12.90	\$ 310	
-	Wall type 20	70				
-	Bulkheads 6' high	120				<i>Small Quantity</i>
-	Extend walls to underside of slab	24				
			SF	\$ 3.00	\$ 11,901	<i>Small Quantity</i>
C.	FLOORING:		SF	\$ 4.25	\$ 18,603	
-	Polished concrete	- NIC -	SF	\$ 0.85	\$ 748	
-	VCT	3967	SF	\$ 16.00	\$ 19,392	
-	Carpet tile	4377	SF	\$ 15.00	\$ 1,860	
-	Sealed concrete	880	SF	\$ 8.00	\$ 18,040	
-	Ceramic tile	1212	SF	\$ 25.00	\$ 400	
-	Rubber tile	124	SF	\$ 12.00	\$ 30,000	
-	Refinish existing hardwood flooring	2255				
-	Infill and patch hardwood flooring; stage	16				
-	Allowance for new floating wood floor (Undefined)	2500	LF	\$ 4.50	\$ 2,174	
			LF	\$ 2.00	\$ 2,420	
D.	BASE:		LF	\$ 18.00	\$ 9,828	<i>Allowance</i>
-	Wood base; reuse of salvage where applicable	483	LS	\$ 300.00	\$ 300	
-	Rubber base	1210				
-	Ceramic tile base	546				
-	New marble saddle threshold at entry vestibule; door 100b	1	SF	\$ 1.05	\$ 114,400	
			LS	\$ 2,500.00	\$ 2,500	
E.	WALL FINISHES:		LS	\$ 22,500.00	\$ 22,500	
-	Paint base and two coats	108952				
-	Patch bead board/ wainscoting at existing pipes - Strip, paint and stain wood work on 2nd floor	1	SF	\$ 10.00	\$ 42,500	
			SF	\$ 11.50	\$ 15,755	
F.	CEILING SYSTEMS:		SF	\$ 3.25	\$ 6,169	
-	Suspended flat drywall; painted	4250	SF	\$ 3.75	\$ 3,780	
-	Suspended flat drywall; rated, painted	1370	SF	\$ 1.15	\$ 6,599	<i>Allow</i>
-	ACT; 2x4; 15/16" grid	1898	SF	\$ 10.00	\$ 35,770	<i>Allow; A/E Verify</i>
-	ACT; 2x2; 15/16" grid	1008	SF	\$ 11.50	\$ 4,025	<i>Allow; A/E Verify</i>
-	Paint GWB or plaster ceiling; existing	5738	SF	\$ 20.00	\$ 51,960	<i>Allow; A/E Verify</i>
-	Patch plaster ceiling	3577				<i>Allow; A/E Verify</i>
-	Repair plaster beam	350				
-	Restore plaster ceiling	2598	SF	\$ 1.00	\$ 38,796	
			LS	1,000.00	\$ 1,000	
G.	MISCELLANEOUS:		Flit	\$ 4,000.00	\$ 52,000	
-	Allow for patching of floors, walls and ceiling systems to be identified	38796	SF	\$ 8.00	\$ 8,208	
-	Clean and reset marble in mortar and grout joints	1	EA	\$ 200.00	\$ 2,200	
-	Stair finishes; tread, riser and exposed wood	13	SF	\$ 2.00	\$ 77,592	
-	New landing surface at stairs	1026				
-	Paint/stain existing door	11				
-	Patching, repairs and painting for piping replacement	38796				

*Labor and material unless noted otherwise.


Cost Per SF

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This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

9.0	TOTAL, FINISHES:	\$ 658,837	
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\$ 16.98

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003	PROJECT DATA: Building: - Renovations: 38,796 GSF - Total Building: 38,796 GSF "Construction Document Estimate"	 January 20, 2022 PCS Project: 21-104 Estimated: AD Checked: BL
Design:	McKinley Architecture and Engineering		
10.0	SPECIALTIES:		
	ITEM DESCRIPTION	QTY	UNIT UNIT COST* TOTAL
			COMMENTS

*Labor and material unless noted otherwise.

This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

A.	TOILET ROOMS	20	EA	\$ 330.00	\$ 6,600	Allow	
	- Wall mirrors; 24"x36"	15	EA	\$ 70.00	\$ 1,050	Allow; A/E verify	
	- 18" grab bar; vertical	17	EA	\$ 80.00	\$ 1,360		
	- 36" grab bars	15	EA	\$ 85.00	\$ 1,275		
	- 42" grab bars	18	EA	\$ 105.00	\$ 1,890	Allow	
	- Toilet paper holders; double	8	EA	1,205.00	\$ 9,640		
	- Toilet partitions; floor mounted; solid plastic; ceiling braced	6	EA	\$ 1,635.00	\$ 9,810		
	- Shower stall partition; solid plastic; floor pedestals; overhead	6	EA	\$ 125.00	\$ 750		
	braced - Towel and robe hook	45	LF	\$ 235.00	\$ 10,575		
	- Vanity solid surface top and splash; wall mounted; no cabinet; sink by PC						
	B.	MISCELLANEOUS	42	EA	\$ 75.00	\$ 3,150	
		- Door kick plate	38796	SF	\$ 0.20	\$ 7,760	
		- Signage and graphics	31	LF	1,000.00	\$ 31,000	
		- Operable partition	1	EA	\$ 2,000.00	\$ 2,000	
		- Premium for mandoor above	31	LF	\$ 125.00	\$ 3,875	
- Premium for structural support / bulkhead at above - Janitor closet shelving and mop holders		3	Rooms	\$ 650.00	\$ 1,950		
10.0	TOTAL, SPECIALTIES:				\$ 92,685		

\$ 2.39

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003	PROJECT DATA: Building: - Renovations: 38,796 GSF	&estimate a PCS company January 20, 2022
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*Labor and material unless noted otherwise.

Cost Per SF

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Design:	McKinley Architecture and Engineering	- Total Building: 38,796 GSF				PCS Project: 21-104
		"Construction Document Estimate"				Estimated: AD
11.0	EQUIPMENT:					Checked: BL
	ITEM DESCRIPTION	QTY	UNIT	UNIT COST*	TOTAL	COMMENTS
A.	KITCHEN EQUIPMENT:					
	- Dishwasher	1	EA	\$ 1,000.00	\$ 1,000	Allow
	- Refrigerator	1	EA	\$ 1,250.00	\$ 1,250	Allow
B.	LAUNDRY EQUIPMENT					
	- Washer	2	EA	\$ 1,000.00	\$ 2,000	Allow
	- Dryer	2	EA	\$ 750.00	\$ 1,500	Allow

*Labor and material unless noted otherwise.

Cost Per SF


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11.0	TOTAL, EQUIPMENT:	\$ 5,750	
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\$ 0.15

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003	PROJECT DATA: Building: - Renovations: 38,796 GSF - Total Building: 38,796 GSF "Construction Document Estimate"	 January 20, 2022 PCS Project: 21-104 Estimated: AD Checked: BL
Design:	McKinley Architecture and Engineering		
12.0	FURNISHINGS:		
	ITEM DESCRIPTION	QTY	UNIT COST*
			TOTAL
			COMMENTS

*Labor and material unless noted otherwise.

This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

A.	WINDOW TREATMENTS: - Window treatments; manual operation - Window security for child protection; remove existing; replace w/new product	4576 SF 82 EA	\$ 8.00 \$ 100.00	\$ 36,608 \$ 8,200	<i>Allow; All Windows Allow; Floors 3 and 4 Plus Other Specific Areas</i>
12.0	TOTAL, FURNISHINGS:			\$ 44,808	

\$ 1.15

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003	PROJECT DATA: Building: - Renovations: 38,796 GSF	 January 20, 2022
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*Labor and material unless noted otherwise.

Cost Per SF

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Design:	McKinley Architecture and Engineering	- Total Building: 38,796 GSF "Construction Document Estimate"			PCS Project: 21-104 Estimated: AD Checked: BL	
13.0	SPECIAL CONSTRUCTION:					
	ITEM DESCRIPTION	QTY	UNIT	UNIT COST*	TOTAL	COMMENTS
	- No Work In This Division -					

*Labor and material unless noted otherwise.

This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

13.0	TOTAL, SPECIAL CONSTRUCTION:	None Included	
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*Labor and material unless noted otherwise.

This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

Cost Per SF

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Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003		PROJECT DATA: Building: - Renovations: 38,796 GSF - Total Building: 38,796 GSF "Construction Document Estimate"			 January 20, 2022 PCS Project: 21-104 Estimated: AD Checked: BL
Design:	McKinley Architecture and Engineering					
14.0	CONVEYANCE:					
	ITEM DESCRIPTION	QTY	UNIT	UNIT COST*	TOTAL	COMMENTS


A.	ELEVATORS:	1	EA	\$ 95,000.00	\$ 95,000
	- Hydraulic elevator; manufacturer's standard 2,500 lb. capacity	5	Stops	\$ 12,500.00	\$ 62,500
	and finish systems; 2 stops; 150 fpm - Additional stops; 12 feet floors	8	VLF	\$ 1,150.00	\$ 9,200
	maximum	1	EA	\$ 5,000.00	\$ 5,000
	- Additional travel; per foot	6	EA	\$ 4,000.00	\$ 24,000
	- 12 month maintenance contract	1	EA	\$ 15,000.00	\$ 15,000
	- Stainless steel doors at each landing (excluding roof) - Premium				
	cab finishes		- NIC 1		
	B. MATERIAL CONVEYING SYSTEMS:				
	C. OTHER SYSTEMS:				
- Wheelchair lift; 2 stop		EA	\$ 6,070.00	\$ 6,070	
14.0 TOTAL, CONVEYANCE:				\$ 216,770	

*Labor and material unless noted otherwise.


Cost Per SF

\$ 5.59

© 2022: PCS & estimate, LLC

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003		PROJECT DATA: Building: - Renovations: 38,796 GSF - Total Building: 38,796 GSF "Construction Document Estimate"			 January 20, 2022 PCS Project: 21-104 Estimated: JE Checked: MA			
Design:	McKinley Architecture and Engineering								
21.0	FIRE SUPPRESSION:								
ITEM DESCRIPTION			QTY	UNIT	LABOR MH	LABOR EXT	MAT'L UNIT	MAT'L EXT	TOTAL
Fire Main to Building (With Sitework)			- NIC 1.00	LS	10.000	10.00	\$ 1,000.00	\$ 1,000	\$ 1,962
Service to 5' of Bldg			1.00 1.00	LS	40.000	40.00	\$ 6,500.00	\$ 6,500	\$ 10,849
Double Check Assembly			1.00 1.00	EA	16.000	16.00	\$ 1,500.00	\$ 1,500	\$ 3,020
Main Shutoff Valve			8.00	LS	10.000	10.00	\$ 1,000.00	\$ 1,000	\$ 1,962
Alarm Valves			Existing	LS	16.000	16.00	\$ 1,500.00	\$ 1,500	\$ 3,020
Siamese Connection with Piping			Existing	EA	4.000	32.00	\$ 450.00	\$ 3,600	\$ 6,759
Flow & Tamper Switches			- NIC						
Fire Pump, Jockey Pump, Test Header & Piping			Existing						
Hose Valve Stations			38796.00						
Seismic, Expansion and Movement Premium			200.00						
Stand Pipes			- NIC -			0.00		---	---
WET SPRINKLER SYSTEM:			200.00	SF		800.00		\$ 9,000	\$ 71,784
Wet Sprinkler Heads & Piping: Re-locate in Bathrooms, Basement only			1.00	HDS	4.000		\$ 45.00		
Dry Sprinkler Heads & Piping: Hydraulic Calcs & Field Engineering			1.00			60.00		\$ 600	\$ 5,294
Tests, Permits, Etc..			1.00	HDS	0.300	8.00	\$ 3.00	\$ 500	\$ 1,210
Demo, Cutting, Patching and Core Drilling			10.00	LS	8.000	120.00	\$ 500.00	\$ 9,500	\$ 20,548
Allowance for Unseen Conditions				LS	120.000	0.00	\$ 9,500.00	\$ 15,000	\$ 18,000
Revise sprinkler head location in boutique				LS	0.000	60.00	\$ 15,000.00	\$ 1,550	\$ 6,434
				HDS	6.000		\$ 155.00		
SUBTOTALS					MNHR	1,172		\$ 51,250	
LABOR RATES AND MARKUPS					\$/HR	\$ 76.23		1.20	

LABOR AND MATERIAL TOTALS				\$ 89,342		\$ 61,500	
TOTAL FIRE SUPPRESSION	NEW 38,796	SF			Cost per SF \$ 3.89	\$ 150,842	\$ 150,842


Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003			PROJECT DATA: Building: - Renovations: 38,796 GSF - Total Building: 38,796 GSF "Construction Document Estimate"			 January 20, 2022 PCS Project: 21-104 Estimated: JE Checked: MA	
Design:	McKinley Architecture and Engineering							
22.0	PLUMBING:							
	ITEM DESCRIPTION	QTY	UNIT	LABOR MH	LABOR EXT	MAT'L UNIT	MAT'L EXT	TOTAL

FIXTURES: (42 each, 8 Showers)	-----	EA	5.000	45.00	\$ 550.00	\$ 4,950	\$ 9,370
Water Closet's: Floor Mounted ADA "WC-1"	9.00	EA	5.000	45.00	\$ 500.00	\$ 4,500	\$ 8,830
Water Closet's: Floor Mounted "WC-2"	9.00	EA	5.000	85.00	\$ 375.00	\$ 6,375	\$ 14,130
Lav's: Counter Top "LV-1" Urinals:	17.00						
Electric Water Cooler: Single-Level	- NIC -						
Sinks: Stainless Steel Single	- NIC - 1.00	EA	4.000	4.00	\$ 750.00	\$ 750	\$ 1,205
Corner Sink in Sleeping Rooms	43.00	EA	4.000	172.00	\$ 475.00	\$ 20,425	\$ 37,622
Mop Basin "JS-1"	3.00	EA	4.000	12.00	\$ 500.00	\$ 1,500	\$ 2,715
Showers: Head, Valve and Assembly (Enclosure by others) "SH-1"	6.00	EA	5.000	30.00	\$	\$ 7,200	\$ 10,927
Showers: Roll-in. Head, Valve&Assembly (Enclosure by others)"SH-2"	2.00	EA	5.000	10.00	1,200.00	\$ 2,800	\$ 4,122
Bath Tub: ADA "BT-1"	2.00	EA	8.000	16.00	\$ 1,400.00	\$ 6,000	\$
Laundry Tub (Connection Only)	1.00	EA	4.000	4.00	\$ 3,000.00	---	8,420
Guy Greys: "WB-1" "RB-1" Auto	2.00	EA	1.500	3.00	By Owner	\$ 100	\$ 305
Valve Premium: (WC's, Lavs)	35.00	EA	1.500	52.50	\$ 50.00	\$ 6,125	\$ 349
DOMESTIC WATER HEATER:	- Existing -				\$ 175.00		\$ 11,352
Recirculation Pump	- Existing -						
Expansion Tank	- Existing -						
Thermostatic Mixing Valve	- Existing -						
Mixing Valve - Point-of-Use (Lav's and Sinks)	18.00	EA	1.500	27.00		\$ 900	
SANITARY & VENT: From 5' of Building	- Existing -				\$ 50.00		\$ 3,138
Sanitary & Vent Piping: Connect to Existing System	7.00	EA	3.000	21.00		\$ 1,050	
Sanitary & Vent Piping (PVC) (523 LF Shown)	550.00	LF	0.300	165.00	\$ 150.00	\$ 1,650	\$ 2,861
Sanitary & Vent Connections (Fixtures)	130.00	EA	8.000	1040.00	\$ 3.00	\$ 35,750	\$ 14,558
Floor Drains	13.00	EA	4.000	52.00	\$	2,275	\$
Elevator Sump Pump	- Existing -				275.00		122,179
DOMESTIC WATER: From 5' of Building	- Existing -				\$ 175.00		\$ 6,694
Reduced Pressure Backflow Preventer: Main	- Existing -						
Domestic Water: Connect to Existing System	6.00	EA	3.000	18.00		\$ 900	\$
Domestic Water Piping: (Copper) (710 LF Shown)	740.00	LF	0.300	222.00		10,064	
Domestic Water Connections:	130.00	EA	6.500	845.00	\$ 150.00	\$ 33,150	\$ 2,452
Wall Hydrant and Hose Bibs	- Existing -				\$ 13.60		\$ 29,000
Trap Primer & Piping	13.00	EA	1.500	19.50	\$ 255.00	\$ 975	\$ 104,194
INSULATION: Fix / Equip	130.00	EA	3.500	455.00		7,150	
STORM: From 5' of building	- Existing -				\$ 75.00		\$ 2,656
STORM: Roof & Overflow Drains and Piping (None Shown)	- Existing -				\$ 55.00		\$ 43,265
STORM: Overflow Nozzle	- Existing -						
NATURAL GAS: From 5' of Bldg	- Existing -						
NATURAL GAS: Manifold & Meter	- Existing -						
NATURAL GAS: Piping & Connections (Boiler)	1.00	EA	16.000	16.00		\$ 1,250	
NATURAL GAS: Re-route gas piping around boutique	1.00	LS	40.000	40.00		\$ 2,500	
SLEEVES, ID, STERIL, ETC..	1.00	LS	16.000	16.00	\$ 1,250.00	\$ 1,000	\$ 2,720
TESTS, PERMITS, ETC	1.00	LS	20.000	20.00	\$ 2,500.00	\$ 2,500	\$ 6,049
Demo: Cutting, Patching and Core Drilling	1.00	LS	200.000	200.00	\$ 1,000.00	\$ 25,000	\$ 2,420
					\$ 2,500.00		\$
					\$ 25,000.00		4,525 \$
							45,246
SUBTOTALS			MNHR	3,635		\$ 186,839	
LABOR RATES AND MARKUPS			\$/HR	\$ 76.23		1.20	
LABOR AND MATERIAL TOTALS				\$ 277,096		\$ 224,207	
TOTAL PLUMBING	NEW				Cost per SF		
	38,796	SF			\$ 12.92	\$ 501,303	\$ 501,303

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003	PROJECT DATA: Building: - Renovations: 38,796 GSF	&estimate a PCS company January 20, 2022
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Design:	McKinley Architecture and Engineering		- Total Building: 38,796 GSF			PCS Project: 21-104			
23.0	HVAC:		"Construction Document Estimate"			Estimated: JE Checked: MA			
ITEM DESCRIPTION			QTY	UNIT	LABOR MH	LABOR EXT	MAT'L UNIT	MAT'L EXT	TOTAL
Air Handling Unit #1: Steam Heat/DX "Basement" w/Condenser			2400.00	CFM	0.020	48.00	\$ 5.50	\$ 13,200	\$ 19,236
Air Handling Unit #2: Steam Heat/DX "1st Floor West" w/Condenser			2800.00	CFM	0.020	56.00	\$ 5.50	\$ 15,400	\$ 22,442
Air Handling Unit #3: DX "1st Floor East" w/Condenser			1600.00	CFM	0.020	32.00	\$ 4.50	\$ 7,200	\$ 10,904
Air Handling Unit #4: DX "2nd Floor North" w/Condenser			750.00	CFM	0.030	22.50	\$ 4.50	\$ 3,375	\$ 5,642
Air Handling Unit #5: Steam Heat/DX "2nd Floor East" w/Cond.			3000.00	CFM	0.020	60.00	\$ 5.50	\$ 16,500	\$ 24,045
Air Handling Unit #6: DX "2nd Floor West" w/Condenser			3000.00	CFM	0.020	60.00	\$ 4.50	\$ 13,500	\$ 20,445
DOAS Rooftop Unit #1: Electronic Heat/DX			1800.00	CFM	0.030	54.00	\$ 6.50	\$ 11,700	\$ 17,860
Steam Heat Exchanger and Storage Tanks			Existing						
Hot Water Boiler: Gas Fired "B-1"			1.00	EA	40.000	40.00	\$ 17,500.00	\$ 17,500	\$ 23,830
Condensate Pump "CP-1"			1.00	EA	40.000	40.00	\$ 6,500.00	\$ 6,500	\$ 10,630
VRF Fan Coil Indoor Units: Wall Mounted Cassettes w/ Heat			78.00	EA	6.000	468.00	\$ 750.00	\$ 58,500	\$ 103,308
VRF Condensing Units: Roof Mounted			6.00	EA	24.000	144.00	\$ 13,000.00	\$ 78,000	\$
Split System W/ Condenser "DX-1"			1.00	EA	10.000	10.00	\$ 3,500.00	\$ 3,500	\$ 103,787
Exhaust Fans: "EF"			6.00	EA	8.000	48.00	\$ 700.00	\$ 4,200	\$ 4,907
Electric Cabinet Heaters "ECH"			2.00	EA	5.000	10.00	\$ 600.00	\$ 1,200	\$ 8,436
Electric Wall Heaters "EWH"			1.00	EA	4.000	4.00	\$ 500.00	\$ 500	\$ 2,147
Electric Baseboard Heater "EBB"			1.00	EA	4.000	4.00	\$ 300.00	\$ 300	\$ 883
DX Coil (Kitchen)			1.00	EA	6.000	6.00	\$ 3,000.00	\$ 3,000	\$ 643
Radiant Heaters			Existing						\$ 4,024
Grilles and Diffusers: (93 Shown) Louvers:			93.00	EA	1.000	93.00	\$ 133.00	\$ 12,369	
SHEETMETAL			1.00	EA	6.000	6.00	\$ 700.00	\$ 700	\$ 21,422
Sheet Metal: (8122 LBS Shown)			-----						\$ 1,264
Duct Insulation			13000.00	LBS	0.095	1235.00	\$ 1.15	\$ 14,950	
Fire and Smoke Dampers			8450.00	SF	0.045	380.25	\$ 0.50	\$ 4,225	\$ 105,309
Boiler Flues and Combustion Air:			8.00	EA	8.000	64.00	\$ 550.00	\$ 4,400	\$ 31,970
Refrigerant Piping Chase to Attic (Allowance)			1.00	EA	32.000	32.00	\$	\$ 4,500	\$ 9,808
PIPING SYSTEMS:			1.00	EA	18.000	18.00	4,500.00	\$ 2,500	\$ 7,664
Low Pressure Steam			-----				\$ 2,500.00		\$ 4,273
Steam Piping Replacement (Due to Pin hole leaks)			360.00	LF	0.330	118.80		\$ 8,762	
Refrigerant Piping and Connections (FCU's, Split System)			108.00	EA	14.000	1512.00	\$ 24.34	\$ 124,200	\$ 18,919
Condensate Piping and Connections (FCU's, AHU's)			79.00	EA	12.000	948.00	1,150.00	\$ 94,800	\$ 256,005
Insulation on Piping			85.00	EA	3.500	297.50	\$ 1,200.00	\$ 19,125	\$ 180,825
Vibration Isolation			1.00	LOT	773.640	773.64	\$ 225.00	\$ 68,329	\$ 43,996
Testing and Balancing and Commissioning			1.00	LOT	24.000	24.00	\$ 68,328.72	\$ 2,500	\$ 136,725
Permits, ID, Pads, Etc.			1.00	LOT	80.000	80.00	\$ 2,500.00	\$ 7,000	\$ 4,698
Start Up & Warranty			1.00	LOT	24.000	24.00	\$ 7,000.00	\$ 1,500	\$ 14,060
Rigging			1.00	LOT	40.000	40.00	\$ 1,500.00	\$ 4,500	\$ 3,498
Demo: Cutting, Patching and Core Drilling			1.00	LOT	60.000	60.00	\$ 4,500.00	\$ 7,500	\$ 8,230
Stage/Meeting Room 2nd Floor (Allowance) Inc. AHU & Distribution			1.00	LOT	160.000	160.00	\$ 7,500.00	\$ 12,500	\$ 13,245
			1.00	LOT	0.000	0.00	\$ 12,500.00	\$ 15,000	\$ 26,319
							\$ 15,000.00		\$ 18,000
SUBTOTALS					MNHR	6,973		\$ 663,435	
LABOR RATES AND MARKUPS					\$/HR	\$ 70.74		1.20	
LABOR AND MATERIAL TOTALS						\$ 493,274		\$ 796,122	

TOTAL HVAC	NEW	38,796	SF			Cost per SF \$ 33.24	\$ 1,289,397	\$ 1,289,397
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Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003			PROJECT DATA: Building: - Renovations: 38,796 GSF - Total Building: 38,796 GSF "Construction Document Estimate"			 January 20, 2022 PCS Project: 21-104 Estimated: JE Checked: MA			
Design:	McKinley Architecture and Engineering									
25.0	AUTOMATION:									
ITEM DESCRIPTION				QTY	UNIT	LABOR MH	LABOR EXT	MAT'L UNIT	MAT'L EXT	TOTAL


Air Handling Unit #1: Steam Heat/DX "Basement" w/Condenser	15.00	PTS	4.000	60.00	\$ 250.00	\$ 3,750	\$ 8,745
Air Handling Unit #2: Steam Heat/DX "1st Floor West" w/Condenser	15.00	PTS	4.000	60.00	\$ 250.00	\$ 3,750	\$ 8,745
Air Handling Unit #3: DX "1st Floor East" w/Condenser	15.00	PTS	4.000	60.00	\$ 250.00	\$ 3,750	\$ 8,745
Air Handling Unit #4: DX "2nd Floor North" w/Condenser	10.00	PTS	4.000	40.00	\$ 250.00	\$ 2,500	\$ 5,830
Air Handling Unit #5: Steam Heat/DX "2nd Floor East" w/Cond.	15.00	PTS	4.000	60.00	\$ 250.00	\$ 3,750	\$ 8,745
Air Handling Unit #1: DX "2nd Floor West" w/Condenser	15.00	PTS	4.000	60.00	\$ 250.00	\$ 3,750	\$ 8,745
DOAS Rooftop Unit #1: Electronic Heat/DX	15.00	PTS	4.000	60.00	\$ 250.00	\$ 3,750	\$ 8,745
Hot Water Boiler: Gas Fired "B-1"	10.00	PTS	4.000	40.00	\$ 250.00	\$ 2,500	\$ 5,830
VRF Fan Coil Indoor Units: Wall Mounted Cassettes w/ Heat	78.00	PTS	4.000	312.00	\$ 250.00	\$ 19,500	\$ 45,472
VRF Condensing Units: Roof Mounted	6.00	PTS	4.000	24.00	\$ 250.00	\$ 1,500	\$ 3,498
Split System W/ Condenser "DX-1"	1.00	PTS	4.000	4.00	\$ 250.00	\$ 250	\$ 583
Exhaust Fans: "EF"	6.00	PTS	4.000	24.00	\$ 250.00	\$	\$
Electric Cabinet Heaters "ECH"	2.00	PTS	4.000	8.00	\$ 250.00	1,500	3,498
Electric Wall Heaters "EWH"	1.00	PTS	4.000	4.00	\$ 250.00	\$ 500	\$ 1,166
Electric Baseboard Heater "EBB"	1.00	PTS	4.000	4.00	\$ 250.00	\$ 250	\$ 583
DX Coil (Kitchen)	1.00	PTS	4.000	4.00	\$ 250.00	\$ 250	\$ 583
						\$ 250	\$ 583
SUBTOTALS			MNHR	824		\$ 51,500	
LABOR RATES AND MARKUPS			\$/HR	\$ 70.74		1.20	
LABOR AND MATERIAL TOTALS				\$ 58,293		\$ 61,800	
TOTAL AUTOMATION	NEW 38,796	SF			Cost per SF \$ 3.10	\$ 120,093	\$ 120,093

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003	PROJECT DATA:	
		Building: - Renovations: 38,796 GSF	

Design:	McKinley Architecture and Engineering	- Total Building: 38,796 GSF				PCS Project: 21-104			
26.0	ELECTRICAL:	"Construction Document Estimate"				Estimated: JE Checked: MA			
ITEM DESCRIPTION		QTY	UNIT	LABOR MH	LABOR EXT	MAT'L UNIT	MAT'L EXT	TOTAL	
Primary Feeders and Power Company Fees	- Existing				24.00		\$ 2,000	\$	
Utility Transformer, Pole Mounted Primary	-				120.00		\$ 25,000	4,080 \$	
Duct Bank:	- Existing				72.00		\$ 11,691	38,400	
CT Cabinet and Meter	-				80.00		\$ 10,500	\$	
Main Distribution Panel: 800 Amp	- Existing				40.00		\$ 3,500	19,069	
Main Distribution Panel Feeders:	-1.00	EA	24.000	67.20	\$ 2,000.00		\$ 15,084	\$	
Distribution Panel: 800 Amp	1.00	EA	120.000	72.00	\$ 25,000.00		\$ 7,200	18,200	
Distribution Panel: 400 Amp	100.00	LF	0.720	30.00	\$ 116.91		\$ 3,000	\$	
Distribution Panel Feeders:	1.00	EA	80.000	80.00	\$ 10,500.00		\$ 14,966	7,000 \$	
Panel Boards: 200 Amp	1.00	EA	40.000	48.00	\$ 3,500.00		\$ 11,234	\$ 22,805	
Panel Boards: 100 Amp	140.00	LF	0.480	132.30	\$ 107.75		\$ 13,154	\$	
Transformer: 112.5 KVA	6.00	EA	12.000				\$	13,680	
Transformer: 75 KVA	3.00	EA	10.000	40.00	1,200.00		\$ 2,500	\$	
Panelboard and Transformer Feeders:	1.00	EA	80.000	350.00	\$ 1,000.00		\$ 77,000	5,700 \$	
Emergency Generator and ATS Switch:	1.00	EA	48.000	32.80	\$ 14,966.25		\$ 2,870	23,560	
Disconnects and Starters	630.00	LF	0.210	114.00	\$ 11,234.25		\$ 5,700	\$	
Light Fixtures: (231 Shown)	- NIC -				6.00	\$ 20.88		555	16,841
Light Fixtures: Linear Cove Light (82 LF)	1.00	LS	40.000	5.20			\$ 260	\$	
Devices: Switches, Receptacles and J-Boxes (357 Shown)	280.00	EA	1.250	6.00	\$ 2,500.00		\$ 580	25,046	
Devices: Floor Boxes	82.00	LF	0.400		\$ 275.00				
Devices: GFCI Receptacles	380.00	EA	0.300	952.50	\$ 35.00		\$ 41,910	\$	
Devices: Occupancy Sensors	3.00	EA	2.000	420.00	\$ 15.00		\$ 36,750	5,800	
Devices: Dimmers, Occ Switches	13.00	EA	0.400	40.00	\$ 185.00		\$ 3,500	\$	
Branch Circuit Wiring	4.00	EA	1.500	120.00	\$ 20.00		\$ 10,000	116,900	
Mechanical Feeders	- NIC -					\$ 145.00		\$	
Fire Alarm: Relocate Existing FACP & FAAP	762.00	EA	1.250					5,740	
Fire Alarm Devices: Extend Cabling from all Devices (Allowance)	105.00	EA	4.000		\$ 55.00			\$	
Fire Alarm Devices: Duct Detector	1.00	LS	40.000		\$ 350.00			14,820	
Fire Alarm Conduit & Wire for Devices	1.00	LS	120.000		\$ 3,500.00			\$	
Tele/Data: Service/Backbone Conduit Only	Existing					\$ 10,000.00		1,086	
Tele/Data: Conduit Only	Existing							\$ 676	
AV: Conduit Only	- NIC -							\$	
Cable Tray	- NIC -				20.00		\$ 1,250	1,116	
Wireless Access System: Conduit Only	- NIC -								
Security Card Access System: Conduit Only	- NIC -							\$	
CCTV System: Rough-In (Allowance)	- NIC -				24.00		\$ 1,500	116,967	
Lightning Protection & Ground Grid	- NIC -				32.00		\$ 2,000	\$	
Equipment Racks	5.00	EA	4.000	100.00			\$ 3,500	73,500	
Grounding and Bonding	- NIC -					\$ 250.00		\$	
Tests, Permits, ID, Commissioning, Etc	- NIC -							7,000	
Demo: Cutting, Patching and Core Drilling	1.00	1.00						\$	
	1.00	LOT	24.000					20,400	
		LOT	32.000			\$ 1,500.00			
		LS	100.000			\$ 2,000.00			
						\$ 3,500.00			
								\$	
								2,900	
								\$	
								3,480	
								\$	
								4,640 \$	
								11,200	
SUBTOTALS				MNHR	3,028		\$ 307,205		
LABOR RATES AND MARKUPS				\$/HR	\$ 70.00		1.20		
LABOR AND MATERIAL TOTALS					\$ 211,960		\$ 368,646		

TOTAL ELECTRICAL	NEW	38,796	SF			Cost per SF \$ 14.97	\$ 580,607	\$ 580,607
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Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003			PROJECT DATA: Building: - Renovations: 38,796 GSF - Total Building: 38,796 GSF "Construction Document Estimate"			 January 20, 2022 PCS Project: 21-104 Estimated: JE Checked: MA			
Design:	McKinley Architecture and Engineering									
27.0-28.0	COMMUNICATIONS, ELECTRONIC SECURITY:									
ITEM DESCRIPTION				QTY	UNIT	LABOR MH	LABOR EXT	MAT'L UNIT	MAT'L EXT	TOTAL

Project:	Wheeling YWCA Renovations Renovation 1100 Chapline Street, Wheeling, WV 26003		PROJECT DATA: Building: - Renovations: 38,796 GSF - Total Building: 38,796 GSF "Construction Document Estimate"			 January 20, 2022 PCS Project: 21-104 Estimated: AD Checked: BL
Design:	McKinley Architecture and Engineering					
31.0- 35.0	EARTHWORK, SITE IMPROVEMENTS, UTILITIES:					
	ITEM DESCRIPTION	QTY	UNIT	UNIT COST*	TOTAL	COMMENTS

	- Additional site item included as alternates	1	LS	\$ 7,500.00	\$ 7,500	See Alternates
	- Dumpster pad	1	LS	\$ 6,500.00	\$ 6,500	
	- Sidewalk repair allowance					
31.0- 35.0	TOTAL, EARTHWORK, SITE IMPROVEMENTS, UTILITIES:				None Included	

*Labor and material unless noted otherwise.

Cost Per SF

© 2022: PCS & estimate, LLC

This estimate is based on the documents dated August 19, 2021, conversations with the design team and our best assumptions at this time.

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H PROPOSED 2022-2023 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET

YWCA Wheeling CDBG Budget

INCOME

CDBG	\$250,000
Historic Tax Credits	\$4,803,259
Public Support	\$1,495,465
ARP	\$1,000,000
WVHDF	\$835,960
Total Income	\$8,384,684

EXPENSES	Total Based on Estimate	Projected CDBG Expense
B. Selective Demolition		
4th and 5th floor restrooms	157,997.00	157,676.00
2.0 Existing Conditions	349,165.00	2,500.00
Remove flooring & framing		11,250.00
3.0 Concrete	15,574.00	15,574.00
4.0 Masonry	380,453.00	
5.0 Metals	31,629.00	
6.0 Wood & Plastic	72,675.00	55,000.00
7.0 Thermal & Moisture Protection	161,189.00	
8.0 Openings	547,500.00	
-ADA operator at ADA entry		4,000.00
-ADA Interior door system		4,000.00
9.0 Finishes	658,837.00	
10.0 Specialties	92,685.00	
11.0 Equipment	5,750.00	
12.0 Furnishings	44,808.00	
14.0 Conveyance	216,770.00	
21.0 Fire Suppression	150,842.00	
22.0 Plumbing	501,303.00	
23.0 HVAC	1,289,397.00	
25.0 Automation	120,093.00	
26.0 Electrical	580,607.00	

1.0 General requirements 287,060.00
Misc. Estimate 2,720,350.00

Total Expense for Year	8,384,684.00	250,000.00
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