

PATTON JOHNSON CONTRACTORS INC.
RESIDENTIAL AND COMMERCIAL RENOVATIONS AND REMODELING
HISTORIC BUILDINGS, LANDMARKS, RESIDENCES
GENERAL CONTRACTORS
AZ. LIC. ROC- KB-01-159608

COST ANALYSIS

FINAL OCT. 24, 2013

Revised October 7, 2013 to add Partial Relocation Scenarios

Revised October 24, 2013 to offer Option for Central Air System

VICTORY HOTEL REHABILITATION

307 SOUTH MAIN STREET, LAS VEGAS, NV.

WORK SCOPE BASED ON FINAL BUILDING CONDITION REPORT
DATED OCTOBER 23, 2013

NOTE: ARCHITECTURAL & ENGINEERING SERVICES ARE NOT INCLUDED IN THIS
COST ESTIMATE BUT WOULD ADD APPROXIMATELY 15% TO TOTAL COSTS

CONTRACTOR'S MOBILIZATION
INCLUDING SITE SECURITY FENCING, OFFICE AND
MOBILIZATION COSTS. PROJECT DURATION: 1 YEAR.

THIS COST COVERS THE INITIAL START UP OF THE PROJECT, FENCING THE PERIMETER
OF THE PROJECT, AN ONSITE PROJECT TRAILER, AND THE ASSOCIATED COSTS OF
MAINTAINING THE PROJECT OFFICE FOR THE PROJECT'S ONE YEAR DURATION.

\$ 41,200.00

ASBESTOS ABATEMENT
LEAD REMEDIATION

THIS COST INCLUDES ASBESTOS ABATEMENT AND LEADBASED PAINT REMEDIATION
ASBESTOS ABATEMENT INCLUDES WALL AND CEILING TEXTURES AND SHEET VINYL FLOORING
(VAT FLOOR TILE AND ROOFING MATERIALS ARE NON REGULATED AND REMOVED DURING
THE NORMAL DEMOLITION PROCESS)
THE LEAD REMEDIATION IS AN ALLOWANCE AMOUNT, FULL EXTENT UNKNOWN

ASBESTOS \$ 24,500.00

LEAD \$ 26,500.00

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**GENERAL DEMOLITION, SITE CLEAN UP, REMOVAL AND
DEBRIS HANDLING**

THIS COST INCLUDES CLEANING UP THE PROJECT SITE FROM ITS CURRENT
CONDITION, REMOVAL OF ALL NON-ORIGINAL WALLS, PARTITIONS, FINISHES
AND REMOVAL OF THE REAR NON-ORIGINAL STRUCTURES ATTACHED TO THE
BUILDING IN ORDER TO PREPARE THE BUILDING FOR SELECTIVE DEMOLITION
ON SPECIFIC WORK ITEMS, COMPLETE CEILING PLASTER AND LATH REMOVAL BOTH LEVELS,
SUBSTANTIAL PLASTER AND LATH REMOVAL AT WALLS

\$ 47,800.00

**EXCAVATION AND REMOVAL OF PERIMETER
PAVING, AND EXISTING ROTTED FLOOR FRAMING**

THIS COST INCLUDES REMOVAL OF PAVING, SOILS, AND PARTIAL INTERIOR WOOD FLOORING
TO ALLOW ACCESS TO THE DRY ROTTED UNDERFLOOR FRAMING, AND VARIOUS
BEARING POINTS OF INTERIOR FRAMING ELEMENTS, EXISTING WOOD FLOORING
TO BE SALVAGED AND SET ASIDE FOR FUTURE RE-INSTALLATION

\$ 11,400.00

CONCRETE FOOTING SUPPORTS

THIS COST INCLUDES NEW CONCRETE SUPPORTS AT VARIOUS LOCATIONS
(NOT COMPLETE FOUNDATION SYSTEM) WHERE ACCESS IS POSSIBLE TO
SUPPORT VARIOUS ELEMENTS. THIS IS AN UNKNOWN WORK SCOPE ITEM

\$ 20,000.00

REPLACE DRY ROTTED FLOOR AND RIM JOISTS

THIS COST INCLUDES THE REPLACEMENT OF OBSERVED DRY ROTTED RIM JOISTS, AND
A FEW COMPROMISED FLOOR JOISTS

\$ 41,500.00

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FIRST FLOOR WALL FRAMING REHABILITATION

THIS COST INCLUDES THE SELECTIVE REPLACEMENT OF FRAMING MEMBERS AT THE FIRST LEVEL THAT ARE EITHER DRY ROTTED, DAMAGED, OR IN FAILURE (CURRENTLY NON-VISIBLE)

\$ 9500.00

SECOND LEVEL FLOOR JOISTS REHABILITATION

THIS COST INCLUDES THE SELECTIVE REPLACEMENT OF A LIMITED AMOUNT OF WATER DAMAGED JOISTS

\$ 8500.00

SECOND FLOOR WALL FRAMING REHABILITATION

THIS COST INCLUDES THE SELECTIVE REPLACEMENT OF FRAMING MEMBERS ON THE SECOND LEVEL THAT ARE DRY ROTTED, DAMAGED, OR IN FAILURE (UNKNOWN EXTENT)

\$ 9500.00

BALCONY FRAMING REPAIRS- BOTH LEVELS

THIS COST INCLUDES REPAIRS TO THE BALCONY FRAMING SYSTEM, INCLUDING COLUMNS, JOISTS, AND OBVIOUSLY ROTTED 2ND LEVEL DECKING COST INCLUDES THE REMOVAL OF THE EXISTING DECK COATING, AND LIKELY TOTAL REPLACEMENT OF THE WOOD FLOOR DECKING, REMOVAL OF THE THE EXISTING WOOD STAIR STRUCTURE ON THE END OF THE EXISTING BUILDING, AND SELECTIVE FLOOR JOIST REPLACEMENT

\$ 15,900.00

ROOF FRAMING CORRECTIONS, NEW ROOF DECK

THIS COST INCLUDES THE REMOVAL OF THE EXISTING ROOFING MATERIALS, AND FLASHINGS DOWN TO THE EXISTING WOOD DECK, REMOVAL OF THE EXISTING WOOD DECK AS NEEDED TO ACCESS THE ATTIC FRAMING. REPAIR THE ATTIC FRAMING, REPLACEMENT OF DAMAGED ROOF JOISTS, AND STABILIZATION OF THE 1 X 4 TRUSS TIES. REPLACE DAMAGED ROOF DECK PLUS A NEW LAYER OF 3/4-INCH PLYWOOD OVER THE ENTIRE DECK TO TIE ALL ELEMENTS TOGETHER. (SEE ROOFING CATEGORY FOR ROOF REPLACEMENT)

\$ 21,800.00

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COMPLETE BUILDING SCAFFOLDING

THIS COST INCLUDES A TOTAL BUILDING SCAFFOLDING, FULL HEIGHT, GROUND TO ROOF
ERECTION, REMOVAL AND 6 MONTHS RENTAL

\$ 16,000.00

UNDER-EAVE ELEMENT REHABILITATION

THIS COST INCLUDES REPAIR, REPLACEMENT OF THE UNDEREAVE CORNICE DETAIL AT
THE PERIMETER OF THE BUILDING. RESTORATION OF EXISTING ELEMENTS DEEMED
RETAINABLE, AND REPLACEMENT IN KIND FOR ELEMENTS THAT ARE MISSING OR DRY ROTTED

\$ 21,600.00

CLASS A BITUMINOUS ROOFING

THIS COST INCLUDES A TOTAL NEW CLASS A BITUMINOUS ROOF, AND NECESSARY
FLASHINGS ROOF EDGE DRIP FLASHINGS, PIPE AND VENT SLEEVES, PLUS
ATTIC VENTILATION PANELS

NOTE: OPTIONAL SPRAY FOAM ROOF WOULD BE SIMILAR IN COST AND SERVICE

\$ 19,100.00

RESTORE EXISTING EXTERIOR STUCCO FINISH

THIS COST INCLUDES REMOVAL OF EXISTING LOOSE AND DELAMINATED STUCCO
REPAIRS OF EXISTING CRACKING, PLUS A TOTAL RE-VEENER COAT AND TEXTURE
COAT OVER THE EXISTING SUBSTRATE, CORRECT ERRORS AT BALCONY FROM ORIGINAL
INSTALLATION, AND THE ADDITION OF WEEP HOLES

\$ 39,500.00

EXTERIOR DOORS

THIS COST INCLUDES RESTORATION OF EXISTING BALCONY DOOR
RECREATED MAIN ENTRY DOOR AND TRANSOM
RECREATED REAR ENTRY DOOR
NEW PERIOD STYLE HARDWARE AT 3 DOORS (BOTH NEW AND EXISTING)

\$ 14,500.00

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WINDOWS

THIS COST INCLUDES THE RESTORATION OF EXISTING WINDOWS DEEMED TO BE SALVAGABLE, RECREATION OF MISSING AND DAMAGED WINDOWS, INSTALLATION, RE-GLAZE AS NEEDED RESTORATION OR REPLACEMENT OF EXTERIOR TRIMS

\$ 41,400.00

INSULATION

THIS COST INCLUDES THE RE-INSULATION OF THE ATTIC, AND CEILINGS AND WALLS WHERE FINISHES ARE REMOVED. DOES NOT COVER AREAS WHERE FINISHES ARE INTACT.

\$ 7500.00

INTERIOR WALLS AND CEILINGS/PLASTER PATCHING

THIS COST INCLUDES PLASTER PATCHING OF EXISTING PLASTER WALLS WHERE REMAINING EXISTING PLASTER TO REMAIN IS EXPECTED TO BE MINIMAL

\$ 9200.00

INTERIOR WALLS AND CEILINGS/DRYWALL

THIS COST INCLUDES DRYWALLING WALLS AND CEILINGS WHERE EXISTING SURFACES ARE REMOVED OR UNSUITABLE FOR RE-USE. ALL CEILINGS ARE TO BE REPLACED AND MOST OF THE WALLS. TEXTURE ALL NEW DRYWALL TO MATCH PERIOD TEXTURE

\$ 33,400.00

EXTERIOR STAIR

THIS COST INCLUDES A NEW EXTERIOR STAIR, STEEL CONSTRUCTION, COMPLETE

\$ 24,500.00

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INTERIOR STAIR RESTORATION

THIS COST INCLUDES THE RESTORATION OF THE EXISTING INTERIOR STAIRS
INCLUDING TREADS, RISERS, HAND RAILS, AND UNDER CARRIAGE

\$ 6900.00

INTERIOR DOORS

THIS COST INCLUDES THE REPLACEMENT OF MISSING INTERIOR DOORS AND FRAMES
REHABILITATION OF EXISTING DOORS IN GOOD CONDITION
REPAIR OR REPLACEMENT IN KIND FOR ALL TRIMS AND CASINGS
MAINTAIN, AND SERVICE ALL REUSABLE HARDWARE, NEW PERIOD STYLE WHERE REQUIRED

\$ 19,800.00

INTERIOR MILLWORK

THIS COST INCLUDES THE REPAIR OR REPLACEMENT OF EXISTING SHELVES, RODS
AND OTHER MINOR INTERIOR MILLWORK ITEMS

\$ 1950.00

RESTORE EXISTING WROUGHT IRON RAILING

THIS COST INCLUDES THE RESTORATION AND REPLACEMENT OF THE EXISTING
WROUGHT IRON RAILING AND VARIOUS COMPONENTS, AS WELL AS RECREATION OF MISSING PIECES.

\$ 6100.00

HARDWOOD FLOORS

THIS COST INCLUDES THE REPLACEMENT OF REMOVED HARDWOOD FLOORING
REPAIRS TO THE EXISTING HARDWOOD FLOORS, ALSO INCLUDES A 40% NEW REPLACEMENT
FACTOR, PLUS COMPLETE SAND AND RE-FINISH OF ALL EXISTING AND NEW HARDWOOD FLOORS

\$ 34,800

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PAINTING AND FINISHING

THIS COST INCLUDES ALL PAINTING AND FINISHING OF ALL INTERIOR AND EXTERIOR SURFACES

\$ 28,500.00

MECHANICAL (NOTE: See Page 14 for CENTRAL A/C SYSTEM OPTION)

THIS COST INCLUDES A NEW SYSTEM OF MINI SPLIT AC UNITS AT EACH ROOM, AND
CORRIDOR
NEW EXHAUST AT BATHROOMS
MISC. FRESH AIR DUCTING, TRANSFER GRILLES, ETC., AND GENERAL MECHANICAL WORK

\$ 103,500.00

PLUMBING

THIS COST INCLUDES A NEW PLUMBING SYSTEM FOR THE BUILDING UNDER
A HOTEL/RESIDENTIAL SETTING TO RESTORE TO THE ORIGINAL SYSTEM (ABS AND PEX)
ASSUMES EXISTING WATER AND WASTE SYSTEMS ARE STUBBED TO THE PROPERTY LINE
INCLUDES NEW SITE WASTE AND WATER

\$ 87,500.00

ELECTRICAL

THIS COST INCLUDES A TOTALLY NEW ELECTRICAL SYSTEM
400AMP MAIN , UNDERGROUND SERVICE
POWER WIRING, LIGHTING, INTERIOR AND EXTERIOR

\$ 108,000.00

FIRE ALARM SYSTEM

THIS COST INCLUDES A TOTAL AUTOMATIC FIRE ALARM SYSTEM
SMOKE DETECTORS, STROBES, AND HORNS, MONITORABLE

\$ 15,500.00

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FIRE SPRINKLER SYSTEM

THIS COST INCLUDES AUTOMATIC FIRE EXTINGUISHING SYSTEM
INCLUDING MAIN WATER SUPPLY FROM ROW, STANDPIPE
FLOW AND TAMPER DETECTORS
INTERIOR SPACES, ATTIC PROTECTION, BALCONY, TWO LEVELS

SERVICE \$ 21,000.00

SYSTEM \$ 28,000.00

TERMITE CONTROL

THIS COST INCLUDES A TERMITICIDE PROTECTION
UNDER THE FLOOR, WHERE ACCESS IS AVAILABLE (NOT 100%)

\$ 3100.00

PROVISION FOR STREET LIGHT RELOCATION

THIS COST INCLUDES THE PROBABLE COST TO RELOCATE THE STREET LIGHT
THAT IS IN FRONT OF THE BUILDING AND IMPACTING THE ROOF/EAVE

\$ 3500.00

SITE DRAINAGE

THIS COST INCLUDES THE RESOTRATION OF THE EXISTING PAVED SURFACES WHERE REMOVED
FOR ACCESS TO THE UNDERFLOOR AREAS OF THE BUILDING
SPECIAL ATTENTION SHOULD BE PAID TO RE-DIRECTING WATER FLOW AWAY FROM THE STRUCTURE

\$ 21,500.00

COURSE OF CONSTRUCTION COSTS

THIS COST INCLUDES CONTRACTORS SUPERVISION, ON-GOING
DEBRIS REMOVAL, FINAL CONSTRUCTION CLEAN UP

\$ 98,000.00

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NON COVERED/DISCOVERED WORK ITEMS

THIS COST INCLUDES A PROVISION FOR NON COVERED WORK ITEMS
CONSIDERED NORMAL IN REHABILITATION WORK, AND WORK ITEMS
NOT COVERED BY USUAL TRADE ALLOCATIONS

\$ 50,000.00

SUB TOTAL **\$1,142,450.00**

CONTRACTOR'S OVERHEAD AND PROFIT **\$ 100,000.00**

PROVISION FOR CONTRACTING TP TAXES **\$ 69,130.00**

TOTAL COST OF REHABILITATION/RESTORATION
IN PLACE **\$1,311,580.00**

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OPTIONS

THESE COSTS ARE IN ADDITION TO THE BASIC
RESTORATION AND REHABILITATION

REMOVE EXISTING STUCCO FAÇADE

RESTORE CLAPBOARD SIDING AND
FRONT BALCONY COLUMNS

THIS COST INCLUDES THE REMOVAL OF THE CIRCA 1920'S STUCCO
AND LATH, 30% REPLACEMENT OF CLAPBOARD SIDING
AND REPAIRS TO THE BALCONY COLUMNS

(SHOULD BE NOTED THAT IF ADDITIONAL DAMAGE IS ENCOUNTERED
THE COSTS COULD EASILY DOUBLE)

REMOVAL OF THE EXISTING STUCCO FROM THE CLAPBOARD SIDING IS AN UNKNOWN
AND SHOULD BE CONSIDERED UNLIKELY TO PRODUCE AN ACCEPTABLE RESULT

ADD TO BASE PROJECT	\$ 139,800.00
CONTRACTOR'S OVERHEAD/PROFIT	\$ 15,000.00
PROVISION FOR CONTRACTING TP TAXES	\$ 8,600.00
TOTAL COST TO REMOVE EXISTING STUCCO & RESTORE CLAPBOARD <u>SIDING & COLUMNS</u>	<u>\$ 163,400.00</u>

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OPTIONS (Continued)

RELOCATE BUILDING OFFSITE

RELOCATION COSTS

COSTS INCLUDE THE SHORING AND MOVING OF THE BUILDING TO A SITE LESS THAN FIVE MILES AWAY

\$ 161,000.00

RELOCATION SUPPORT SERVICES

COSTS INCLUDE TRAFFIC CONTROL, UTILITY MOVING

\$ 100,000.00

NEW FOUNDATION

COSTS INCLUDE A NEW CONCRETE FOUNDATION AND STEM WALL RAISED APPROX 18" ABOVE GRADE

\$ 28,000.00

SITE UTILITIES

COSTS INCLUDE NEW UTILITIES CURRENTLY IN THE AREA STUBBED TO THE BUILDING SITE

\$ 25,000.00

PROVISION FOR CONTINGENCY

\$ 10,000.00

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OPTION TO RELOCATE BUILDING (Continued)

SUB TOTAL OF RELOCATION COSTS	\$ 324,000.00
CONTRACTORS OVERHEAD AND PROFIT	\$ 35,000.00
PROVISION FOR CONTRACTING TP TAXES	\$ 19,975.00
<u>TOTAL COST TO RELOCATE</u>	<u>\$ 378,975.00</u>

(NOTE: THIS COST IS ABOVE AND BEYOND THE BASE REHABILITATION/RESTORATION PROJECT COST)

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OPTIONS FOR PARTIAL RELOCATION

Costs shown are inclusive of all markups

SCENERIO A

**FRONT PORCH ONLY, DISASSEMBLY & REASSEMBLY METHOD
CONDUCTIVE TO TERRITORIAL STYLE EXPOSED POST & BEAM RESTORATION**

REMOVE 1920s STUCCO AND LATH
CAREFULLY DISASSEMBLE, TAG AND LABEL COMPONENTS
TRANSPORT 5 MILES OR LESS
REASSEMBLE AND ATTACH FRONT PORCH TO ALTERNATIVE STRUCTURE
(UTILIZING SOME NEW BUT LIKE COMPONENTS WHERE NECESSARY)
PORCH COLUMN FOUNDATIONS ONLY,
NO OTHER PLATFORM WORK/ BACK STRUCTURE WORK

\$ 96,500.00 + \$5,500 TPT = \$102,000.00

SCENERIO B

**FRONT PORCH AND FRONT WALL W/DOORS AND WINDOWS (EXISTING ONLY)
PORTION OF UPPER CORNICE AND EAVE DETAIL**

DETACH THE EXISTING FRONT PORCH STRUCTURE AND FRONT WALL
OF EXISTING BUILDING, RIG, BRACE AND CRATE THE STRUCTURE TO MINIMIZE
DAMAGE (BUT NOT ELIMINATE IT AS DAMAGE IS LIKELY)
TRANSPORT 5 MILES OR LESS
TRANSPORT SUPPORT SERVICES

RE-SET FRONT FAÇADE ON NEW FOUNDATION AND BRACE FOR
A STAND ALONE INSTALLATION (TO BE LATER JOINED BY REPLICA STRUCTURE)

\$ 173,700.00 + 9,700 TPT = \$ 183,400.00

SCENERIO C

**FRONT PORCH AND FIRST 15 FT. OF EXISTING BUILDING
DETACH THE EXISTING FRONT PORCH AND FIRST 15 FT OF THE EXISTING STRUCTURE**

RIG, BRACE, CRATE AND STABILIZE THE STRUCTURE
TO MINIMIZE DAMAGE (NOT ELIMINATE IT)
DAMAGE LIKELY

TRANSPORT STRUCTURE 5 MILES OR LESS

TRANSPORT SUPPORT SERVICES

RE SET FRONT FAÇADE ON NEW FOUNDATION, BRACE
(REPLICA STRUCTURE and CONNECTION NOT INCLUDED)

\$ 202,800.00 + 11,300 TPT = \$ 214,100.00

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OPTION FOR CENTRAL A/C SYSTEM

THIS OPTION WOULD BE FOR A CENTRAL A/C SYSTEM, UTILIZING TWO 5 TON UNITS, WITH ONE SERVING THE FIRST LEVEL AND ONE SERVING THE SECOND LEVEL. THESE UNITS WOULD BE A "SPLIT SYSTEM" WITH THE CONDENSORS LOCATED ON THE GROUND LEVEL @ THE EXTERIOR, AND A COIL UNIT LOCATED ON EACH FLOOR.

THE FIRST FLOOR COIL WOULD BE LOCATED IN SPACE ABOVE THE CEILING OF THE CORRIDOR AND WOULD CONNECT TO DUCTWORK THAT IS ROUTED IN THE SAME CEILING SPACE. THE CORRIDOR CEILING WOULD BE FURRED DOWN TO 8 FEET FROM THE CURRENT LEVEL OF 10 FEET, WITH THE DUCTING RUNNING THE LENGTH OF THE CORRIDOR WITH SIDEWALL REGISTERS INTO EACH ROOM/AREA.

THE SECOND FLOOR COIL UNIT WOULD BE LOCATED IN A SPECIFIED CLOSET, STAND VERTICALLY, AND CONNECT TO DUCTWORK THAT WOULD BE ROUTED IN THE ATTIC AREA. (CURRENT ATTIC IS LOW CLEARANCE, WITH THE GREATEST SPACE IN THE CENTER) THE DUCTWORK WOULD BE ROUTED TO EACH ROOM OR AREA

THIS OPTION IS BASED ON A RESIDENTIAL GRADE INSTALLATION

A/C EQUIPMENT/CONTROLS

(HIGH SEER UNITS, 2 SPEED COMPRESSORS, DIGITAL CONTROLS)	\$ 18,900.00
DUCTING	\$ 17,800.00
CEILING AT FIRST LEVEL	\$ 2,100.00
GRILLES AND REGISTERS	\$ 3,900.00
CONDENSATION	\$ 1,800.00
FRESH AIR INTAKE	\$ 2,500.00
EXHAUST FANS AT BATHROOMS	\$ 2,500.00

TOTAL COST OF OPTION FOR

CENTRAL A/C SYSTEM

\$ 49,500.00

COSTS SHOWN ARE INCLUSIVE OF ALL MARK-UPS

(NOTE: USING THIS OPTION WOULD DELETE THE MINI SPLIT SYSTEM)
DESIGN UTILIZED IN THE BASE COST ESTIMATE, See MECHANICAL on Page 7)

\$103,500 LESS \$49,500 FOR A NET SAVINGS \$54,000

THERE WOULD BE NO INDIVIDUAL ROOM TEMP. CONTROL

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