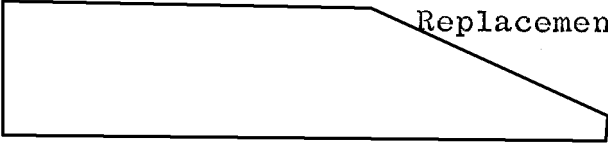


Memorandum

TO : Director of Logistics

DATE: 09 MAR 1970

FROM : Chief, Real Estate and Construction Division, OL

SUBJECT:  Replacement Space

STATINTL

1. At the request of the Director of Logistics, this Division has reviewed the subject referenced space and has prepared a preliminary cost estimate for renovations necessary to make the space suitable for the Agency garage activity. This estimate and a proposed layout drawing are attached.

2. The cost analysis is based on a preliminary proposal which the owner has given orally to the General Services Administration. The General Services Administration advises the owner has proposed renting the building and the surrounding land for \$36,000 per year. For this price he indicates he will make the building weather-tight (repair all doors and windows and weather proof the roof), and remove all extraneous piping and trash left over from the previous owners.

3. The attached listing is an estimate of the cost of the additional renovations to the building as well as the cost of the special equipment necessary to bring the building up to meet Agency requirements.

4. The data may be summarized as follows:

Size

Building

Enclosed 21,760 square feet


Exterior covered
loading area 3,240 square feet
Total 25,000 square feet

Surrounding land 10,700 square feet

Grand Total 35,700 square feet

STATINTL

SUBJECT :

 Replacement Space

Cost

Rent

$\$36,000 \div 21,760 \text{ sq. ft.} = \1.65 per sq. ft.
interior space


$36,000 \div 35,700 \text{ sq. ft.} = \$1.007 \text{ per sq. ft.}$
total space

Renovations (see attached listing)

Preliminary estimate \$173,724.00

(Expressed as cost per square feet
 $\$173,724 \div 21,760 = \$7.98 \text{ per square foot}$)

STATINTL



Chief

Real Estate and Construction Division

Attachments

STATINTL



Renovations - Cost Estimates

GENERAL ITEMS

Window grilles	\$ 11,200.00	
Motorize nine overhead doors	2,286.00	
Remove miscellaneous lighting fixtures and conduit, branch circuits and outlets	800.00	
Install new interior lighting system convenience power and special power	50,000.00	
Install exterior lighting	3,000.00	
Paint interior walls and ceiling	8,000.00	
Paint exterior walls	2,000.00	
Size and seal floors	2,000.00	
General building and floor clean-up	2,000.00	
General heating system	15,000.00	
Compressed air system	2,800.00	
*Gas pumps and tank	10,000.00	
Internal fire alarm system	1,500.00	
Fire extinguishers	1,100.00	
	<u>\$111,686.00</u>	\$111,686.00

*Ten thousand gallon tank installed to Government specifications. Total price would be 50% if installed to commercial specifications.

ROOM A (Entrance)

No modifications

ROOM B (Parking Area)

Fill in slab depression	\$	200.00	\$	200.00
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ROOM C (Repair Shop)

Install louvers in three window fans	\$	270.00		
Replace glass exterior double doors		500.00		
Block in two lower windows		100.00		
Fill in slab depressions		400.00		
Extend and enlarge existing ramp		400.00		
Install door in opening to paint shop		250.00		
Fill opening between paint shop and repair shop		150.00		
Install six position automobile trunk exhaust system		<u>1,500.00</u>		
	\$	<u>3,570.00</u>	\$	3,570.00

ROOM D (Clerical Office)

Construct vestibule	\$	400.00		
Repair air conditioning unit		500.00		
Repair and seal walls and ceiling		<u>250.00</u>		
	\$	<u>1,150.00</u>	\$	1,150.00

ROOM E (Private Office)

No modifications

ROOM F (Automotive Parts Storage)

Remove two masonry masses on floor	\$	250.00	
Cut opening and install door in north wall		500.00	
Construct stair and landing		500.00	
	\$	<u>1,250.00</u>	\$ 1,250.00

ROOM G (Body Shop)

Remove wood platform construction	\$	750.00	
Remove and cap existing sump pit		1,000.00	
Install exhaust fan in lower window		500.00	
Install heavy duty hydraulic lift		2,250.00	
Construct stair and landing		500.00	
	\$	<u>5,000.00</u>	\$ 5,000.00

ROOM H (High Density Parking)

Remove existing partitioning	\$	100.00	
Construct ramp from alley door		250.00	
Enlarge east wall door opening		200.00	
Block opening into Room N (toilet)		50.00	
	\$	<u>600.00</u>	\$ 600.00

ROOM I (Locker-Shower-Guard Complex)

Remove all temporary partitioning	\$	200.00	
Patch holes in ceiling		150.00	
Construct partitioning around day room - locker room - guard		2,000.00	
Modify existing toilet (M) and construct toilet shower complex		4,000.00	

Replace exterior door in north wall	150.00	
Install four window air conditioning units	<u>1,200.00</u>	
	\$ 7,700.00	\$ 7,700.00

ROOM J (High Density Parking)

Replace plumbing for existing soapstone sink and drain board	\$ 75.00	\$ 75.00
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ROOM K (Battery - Tire Storage and Compressor Room)

Cut opening and install door between Room K and Room F (Automotive Parts)	\$ 500.00	
Replace exterior door	<u>150.00</u>	
	\$ 650.00	\$ 650.00

ROOM L (Truck Port)

Install four electricity operated overhead rolling grilles between exterior columns (4 @ 2,500)	\$ 10,000.00	\$ 10,000.00
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ROOM M (Lubrication Area)

Install hydraulic lift	2,500.00	
Install overhead lubricating equipment	2,400.00	
Fill in voids of south end wall (18' x 14')	500.00	
Repair uneven floor	250.00	
Provide floor drain	<u>100.00</u>	
	\$ 5,750.00	\$ 5,750.00

ROOMS O & P (Toilets)

Remove fixtures, walls, ceilings, and cap plumbing	\$ 200.00	\$ 200.00
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ROOMS Q, R, & N (Toilets)

Remove and replace all fixtures	\$	750.00	
Scrape, clean, paint and repair all surfaces		<u>1,000.00</u>	
	\$	<u>1,750.00</u>	\$ 1,750.00

ROOM S (Car Wash & Drying Area)

*Install car wash and drying equipment	\$	8,000.00	
Install floor drain		100.00	
Install plumbing and water supply		<u>250.00</u>	
	\$	<u>8,350.00</u>	\$ 8,350.00

*This item included as desirable
and per discussions with LSD (It
was not included in the solicitation
to bid).

Total	\$157,931.00
Plus 10% Contingency	<u>15,793.00</u>
Grand Total	\$173,724.00