

The Café Facility Audit (Univ. Centers Review and Recommendations using ISES Report as guideline)

Project	1 year	2-5 years	6-10 years	
Restroom Renovations	\$ 55,000.00			
Remove/dispose food service refrigerator	\$ 1,800.00			
Install Safety Glazing on windows	\$ 5,300.00			
Install Fire Alarm Control System/Sprinkler System	\$ 350,000.00			
ADA Amenity Upgrades	\$ 1,900.00			
Path of travel ADA Upgrade	\$ 6,000.00			
ADA Signage Package Installation	\$ 3,000.00			
Upgrade Electrical Distribution Network	\$ 73,000.00			
Upgrade Electrical Service	\$ 50,000.00			
Exterior Siding and Door Replacement		\$ 91,000.00		
Roofing Replacement (phase 2)		\$ 189,000.00		
Repaint Exterior		\$ 5,700.00		
Restroom Exhaust Fan Replacement		\$ 5,000.00		
Interior Lighting Upgrade		\$ 37,000.00		
Refinish Walls and Ceilings		\$ 19,000.00		
Domestic Water Heater Replacement		\$ 5,000.00		
Water Supply Piping Replacement			\$ 35,000.00	
Drain Piping Replacement			\$ 53,500.00	
Totals:	\$ 491,000.00	\$ 351,700.00	\$ 88,500.00	
3% inflation adjustment	\$ -	\$ 42,204.00	\$ 13,275.00	
Adjusted Totals:	\$ 491,000.00	\$ 393,904.00	\$ 101,775.00	
Total for 10 year ISES Recommended costs:	\$ 986,679.00			
Total for Univ. Centers recommend projects:	\$ 133,500.00			
15% FM Fee:	\$ 168,026.85			
10% Contingency:	\$ 112,017.90			
Grand Total:	\$ 1,400,223.75		\$ 287,000.00	
Food Service Upgrades (Tenant Responsibility)			Completed Projects	
Cooking Hood Exhaust System	\$ 50,000.00		Reconfigure Exit Signs and Emergency Lights	\$1,000.00
New Walk-in Refrigerator	\$ 33,000.00		Add Additional Fire Exit, per fire marshal	\$39,841.75
Setup Indoor Extermination Program	\$ 2,000.00		Additional electrical outlets per fire marshal	\$2,369.00
Kitchen Exhaust Fan Replacement	\$ 10,000.00		Total:	\$43,210.75
Grease Interceptor	\$ 6,000.00			
Ansul System Upgrade	\$ 9,000.00			
Total:	\$ 110,000.00			
Univ. Centers Recommend Projects not listed in ISES Report			Bathroom, plus trigger projects (yellow)	\$420,900.00
Foundation Repairs (existing may not be to code)	\$ 90,000.00		3% inflation adjustment	\$433,527.00
Asbestos Testing	\$ 3,500.00		15% FM Fee	\$498,556.05
Anticipated Asbestos Abatement	\$ 40,000.00		Estimated Bathroom Project	\$498,556.05
Total:	\$ 133,500.00			
Recommend by ISES but not by Univ. Centers				
Install HVAC in unconditioned space	\$ 25,000.00			
Total:	\$ 25,000.00			