

To: Members
Dunwoody City Council

From: J. Jay Vinicki
Assistant City Manager

Linda Nabers
Finance Director

Re: Spruill Center for the Arts and Dunwoody Nature Center Funding

Date: 23 May 2022

Action

Authorize the mayor, city manager, or designee to execute all documents necessary and proper to amend the General Fund budget and enter into an agreement with the Spruill Center for the Arts and the Dunwoody Nature Center giving \$1 million to each to assist in capital construction provided there is at minimum a one-to-one match by each entity drawn from the General Fund undesignated unreserved funding.

Summary

The Capital Prioritization Committee reviewed the unfunded list of capital projects, and most items were folded into town halls for discussion of a potential bond issuance; however, two projects listed were pushed forward for full City Council discussion. The Spruill Center for the Arts and Dunwoody Nature Center have capital design projects where commitment from the city would allow the projects to start.

The committee suggested that each entity be allocated \$1 million from the General Fund drawing down from fund balance with the criteria that all funding would be at minimum a one-to-one match with staff developing a framework for distribution.

Details

The two entities are both partnered with the city and have capital expansion projects planned, though not fully funded. The Spruill expansion has a projected total cost to be \$2.0 million with another possible \$280,000 of other costs. The Nature Center expansion has an estimated \$2.3 million in costs.

The current estimated starting undesignated unreserved fund balance for FY2022 is \$25 million against revenue of \$24.2 million (assuming the original ARP revenue replacement is not used as true revenue replacement) against a budget of \$28.1 million. At 100% collection and spending, that would leave \$21.0 million or 8.98 fund balance at the end of the fiscal year. This \$3.9 million use of fund balance would leave \$19.1 million of unreserved fund balance of 8.13 months.

Current projections after accounting for this one-time expenditure would have the four month reserve minimum being maintained into 2024 and maybe into 2025.

The committee also suggested a staggered funding so that there is a legal commitment by the city on record, but the burden of project completion will be up to the entity. Staff recommend agreements be tailored close to the following:

- The cost sharing will be done by this break down:
 - First \$500,000 will be paid for by each entity;
 - The second \$500,000 will be split between each entity and the city (\$250,000 each). The funding will be forwarded to the entity once it has been billed over \$500,000 by all vendors on the project;
 - The third \$500,000 will be split between each entity and the city (\$250,000 each); The funding will be forwarded to the entity once it has been billed over \$1,000,000 by all vendors on the project;
 - The fourth \$500,000 will be paid for by the city. The funding will be forwarded to the entity once it has been billed over \$1,500,000 by all vendors.
 - The city will do no direct payments to vendors. The city will pay the entity directly as work progresses.

Recommendation

Discussion and input from City Council at this meeting and approval, with adjustments if recommended, at the next meeting.

DUNWOODY NATURE CENTER IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST								
Prepared by Pond & Company								
3/23/2022					COST			
ITEM					QUANTITY	UNIT	COST/UNIT	TOTAL
Classroom Facility								
New classroom building w/ restrooms					2,250.00	SF	\$425.00	\$956,250.00
New shade pavilion off of restroom & new restroom roof					1.00	EA	\$125,000.00	\$125,000.00
New artistic shade structure					1.00	EA	\$75,000.00	\$75,000.00
Install French drain and pump system along back of existing classroom building					1.00	LS	\$10,000.00	\$10,000.00
Hardscaping					1,400.00	SF	\$35.00	\$49,000.00
Concrete paving					165.00	SY	\$60.00	\$9,900.00
Remove asphalt paving					4,500.00	SF	\$2.00	\$9,000.00
Remove existing tool crib					1.00	EA	\$1,000.00	\$1,000.00
Site furnishings					1.00	LS	\$20,000.00	\$20,000.00
Tree removal					1.00	LS	\$5,000.00	\$5,000.00
Info kiosk & signage					1.00	LS	\$10,000.00	\$10,000.00
Deck expansion					175.00	SF	\$50.00	\$8,750.00
Landscape					1,000.00	SF	\$20.00	\$20,000.00
Art					1.00	LS	\$20,000.00	\$20,000.00
Grading complete					1.00	LS	\$150,000.00	\$150,000.00
CONSTRUCTION COST TOTAL								\$1,468,900.00
CONTINGENCIES AND SOFT COSTS								
					Engineering, Permitting, & Inspection (5% of Construction)			\$73,445.00
					Design Fee (12% of Construction			\$176,268.00
					Contingency Percent (30% of Construction)			\$440,670.00
CONTINGENCIES AND SOFT COSTS TOTAL								\$690,383.00
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS								\$2,159,283.00
INFLATION: 3.5% INCREASE PER YEAR								
							2021	\$ 2,234,857.91
							2022	\$ 2,313,077.93
							2023	\$ 2,394,035.66
							2024	\$ 2,477,826.91
							2025	\$ 2,564,550.85
Notes:								
1. Construction costs do not include costs incurred for phased project development.								
2. The Design, Permitting and Inspection contingency is included as a budget percentage that should be carried through the construction on the project. The contingency allows for current unknowns during the design and permitting process and unforeseen conditions and/or costs that may be encountered during these project phases.								
3. Design fees are included as a percentage of construction cost.								
4. Contingency percentages are included in the opinion of cost. The 30% contingency accounts for the details and associated costs that are yet unknown or unpredictable due to the current market.								
5. Investigations for ecology, geotechnical, and local, state and federal studies are not included. Environmental permitting costs are not included.								
6. For each additional year of project not moving to construction, 3.5% of total cost will be accrued to account for economic inflation.								
7. Any estimates as to costs are based on industry experience and the CONSULTANT is not responsible for changes in market conditions that affect construction, material or maintenance costs. Any changes to the project or additional expenses associated with same will not be the responsibility of the CONSULTANT.								

CLASSROOM FACILITY PREFERRED CONCEPT



1. ENTRY FEATURE TO DETER VEHICULAR ACCESS
- WAYFINDING SCULPTURE

2. REMOVE STORAGE SHED ON EXISTING BUILDING. CREATE
INTERACTIVE FEATURE WALL ON BUILDING FACADE

3. LARGE BOULDERS TO DETER VEHICULAR ACCESS

4. INFORMATIONAL KIOSK

5. EXISTING CLASSROOM TO BE UTILIZED FOR STORAGE ONLY

6. FLEXIBLE OUTDOOR SPACE
- PERMEABLE PAVEMENT
- PLAY SPACE FOR CHILDREN & EVENT SPACE

7. PERIMETER SEATING

8. PLANTING BED

9. EXISTING RESTROOM BUILDING TO REMAIN

10. NEW CLASSROOM BUILDING - LARGE ENOUGH TO
ACCOMMODATE THREE CLASSES OF 20 STUDENTS EACH

11. TOOL STORAGE ON BACK OF NEW CLASSROOM BUILDING

12. GRAVEL WALKWAY TO ACCESS TOOL STORAGE

13. ARTISTIC SHADE PERGOLA

14. COVERED PAVILION WITH PICNIC TABLES UNDERNEATH

15. EXPAND EXISTING DECK TO ALIGN WITH NEW CENTRAL
AXIS FOR A MORE PROMINENT ENTRYWAY

16. EXISTING DECK

17. NEW PAVEMENT TO TIE INTO EXISTING ADA RAMP AND
DECK STAIRS

18. EXISTING ADA RAMP TO REMAIN

19. EXISTING DECK TO REMAIN

20. EXISTING BUILDING TO REMAIN

PERSPECTIVE RENDERINGS



EXAMPLE IMAGES



Spruill has recovered to pre-pandemic levels of building usage. In 2021, Spruill:

- Offered 764 classes
- Served 8,147 adult and youth students
- Another 449 students remained on our waitlists and were unable to enroll.
- Had a total of 44,097 daily participants that utilized the facility for classes, workshops, and open studios.



Limited space impacts all aspects of our operations:

Initiatives like free youth classes (425 students in 2021), outreach and partnerships are limited due to space constraints. This missing revenue also prevents us from supporting community programs like public art. It also means:

- Waitlists – in 2021, 449 students on waitlists means a loss of potential revenue of >\$100,000
 - Already this year we have 178 students on a waitlist – a loss of >\$40,000
- No availability for workshops or events
 - In 2021 these were hosted at barn at Brook Run or Shallowford
 - Each space has limited availability
 - This spring, we are looking at having to cancel offerings due to room conflicts
 - Summer is very limited with space for camps and adult classes
- Conflicts with other nonprofits in Dunwoody Cultural Arts Center



Spruill is long overdue for a similar investment from the City

Financial Implications:

Spruill has \$1.3 million to donate to the City for Expansion

- This amount allows us to maintain a 9 month operating reserve
- Build out expenses of \$211,200 to furnish classrooms after construction
- Current Kiln Room expansion is outside of this budget
- Expansion will add revenues of \$494,000 and the ability to serve an additional 2,000 students in the first full year of operation.



An expanded Dunwoody Cultural Arts Center



ARCHITECT
D. TRACY WARD
EST. 1993

Spruill Center FOR THE Arts
CLASSES • EVENTS • GALLERIES

An expanded Dunwoody Cultural Arts Center



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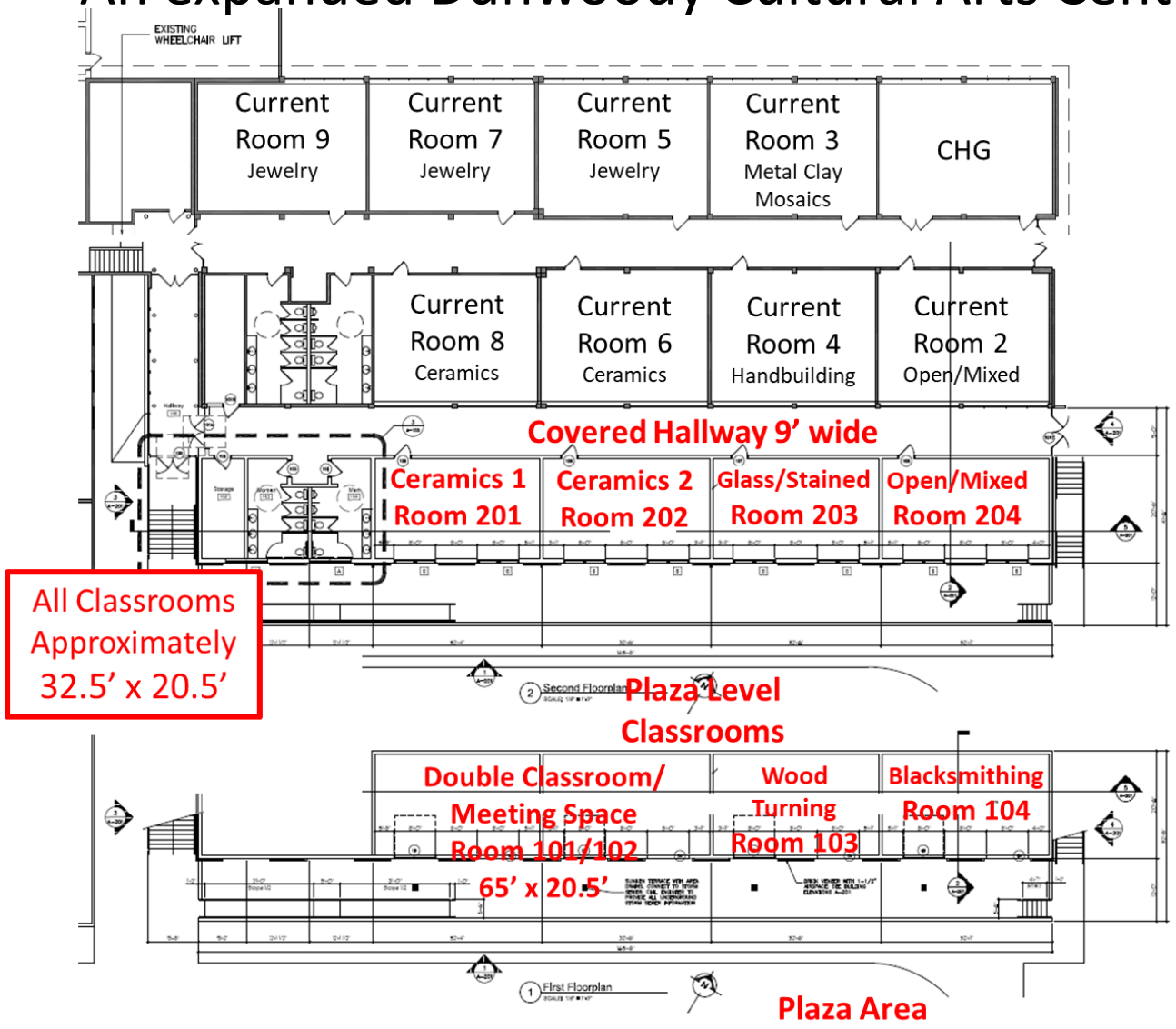
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Spruill Center FOR THE Arts
CLASSES • EVENTS • GALLERIES

An expanded Dunwoody Cultural Arts Center



April 30th, 2021
Spruill Arts Center – Dunwoody
5339 Chamblee Dunwoody Rd

Attn. Bill Butler,

Our proposal is based upon the architectural, structural and MEP drawings from Tracy Ward Architects dated 11/26/2019.

(see attached proposal following clarifications)

Exclusions:

- Security System
- Low voltage data cabling
- Furniture, appliances and other furnishings

Clarifications and Assumptions:

1. General
 - a. Work is priced to be done during normal working hours.
 - b. Temporary protection and fencing included to protect common areas where needed.
2. Demolition/Site work
 - a. Demolition and haul-off of existing bldg. overhang, stairs, trees/landscaping included.
 - b. Site surveying, earthwork, grading, erosion control, and storm water tie-in included based off of architectural site plan and site visit, no civil drawings.
 - c. Contingency provided for new landscaping.
3. Concrete
 - a. New concrete footings, CIP walls, slabs, sidewalks, ramps, and stairs included per plans.
 - b. Rebar, wire mesh, vapor barriers, and grout included.
4. Masonry
 - a. New modular brick included at all new exterior walls per plans.
 - b. CMU walls, reinforcing rebar/lintels, grout and mortar included per plans.
5. Metals
 - a. Structural steel columns, bar joists, decking, and railings included per structural plans.
 - b. Engineered drawings, anchors, erection equipment included.
6. Millwork/Carpentry
 - a. Pricing includes all wood blocking, plastic laminate countertops in the restrooms, and plywood decking at new roof.

7. Thermals & Moisture Protection
 - a. New standing seam metal roof, gutters, and downspouts included per drawings.
 - b. Flashing, caulking, waterproofing, rain-leader tie ins included in pricing.
 - c. EIFS exterior included at 2nd level per elevations.
8. Doors/ Frames/ Hardware & Glass/Glazing
 - a. All new doors, frames, and hardware included per door schedule.
 - b. Hardware priced as Sargent Mortise locks.
 - c. Note, doors 100,101D,101E,101F are not on the door schedule and are excluded, more info needed here.
 - d. All exterior glass windows, door glass, storefront doors and sectional overhead doors included per plans.
9. Finishes
 - a. Drywall/ Acoustical includes:
 - i. New partitions, batt insulation, GYP soffits and ceilings.
 - ii. All exterior framing and sheathing.
 - iii. Prefabricated metal trusses at new roof.
 - b. Flooring/ Tile:
 - i. Pricing includes budget for LVT, RB, and concrete sealing, no specs given.
 - c. Painting:
 - i. Pricing includes all interior painting on walls and exposed ceilings, exterior painting included at building addition only.
10. Specialties
 - a. All restroom partitions accessories and Fire Extinguishers/Cabinets included.
 - b. Partitions priced as plastic laminate.
11. Equipment – NIC
12. Furnishings – NIC
13. Special Construction – NIC
14. Conveying Equipment – NIC
15. Mechanical
 - a. Plumbing
 - i. Pricing includes all new fixtures and connections per drawings.
 - b. HVAC
 - i. Pricing includes all equipment, ductwork, t-stats per drawings and test & balance of system. DDC controls excluded.
 - c. Sprinkler
 - i. Base price includes cost to sprinkler building addition.
 - ii. Note – no sprinkler system existing, alternate pricing provided to bring service to the building, build riser, and cover the existing space – sprinkler scope for building addition is contingent on this.

16. Electrical

- a. New power, devices, lighting and switching included per drawings.
- b. Connections to mechanical equipment provided per drawings.

17. Low Voltage – NIC

18. Fire Alarm – NIC

19. General Notes

- a. Permit fees are included.

Please don't hesitate to call if you have any questions or comments.

Sincerely,

Bryan Everett

Bryan Everett – Project Manager
Hollandsworth Construction



Bid Proposal Worksheet
4/30/2021

Contact:
Bryan Everett
Bryan@hollandsworthconstruction.com
404-312-1276

Job:	Spruill Arts Center
Location:	Dunwoody
Address:	5339 Chamblee Dunwoody Rd
Square Feet:	7,558

Div.	Description	Qty	U/M	Material		Labor		Subcontract		Total
				U/C	Subtotal	U/C	Subtotal	U/C	Subtotal	
1	General Conditions									
	Superintendent	23	wk	\$0	\$0	\$2,000	\$46,000	\$0	\$0	\$46,000
	Asst. Superintendent	0	wk	\$0	\$0	\$1,600	\$0	\$0	\$0	\$0
	Project Manager	8	wk	\$0	\$0	\$2,000	\$16,000	\$0	\$0	\$16,000
	Project Engineer	0	wk	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0
	General Foreman	0	wk	\$0	\$0	\$1,100	\$0	\$0	\$0	\$0
	Foreman	0	wk	\$0	\$0	\$980	\$0	\$0	\$0	\$0
	Temporary protection/temp toilets	7,558	sf	\$0.55	\$4,157	\$0.30	\$2,267	\$0	\$0	\$6,424
	Temporary fence around property	5	mo	\$0.00	\$0	\$0.00	\$0	\$1,050	\$5,250	\$5,250
	Daily Clean-Up	22	wk	\$175	\$3,850	\$300	\$6,600	\$0	\$0	\$10,450
	Final Clean-Up	7,558	sf	\$0	\$0	\$0	\$0	\$1	\$7,558	\$7,558
	Mobile Phones	5.00	mo	\$0	\$0	\$0	\$0	\$150	\$750	\$750
	Trucks & Fuel	5.00	mo	\$0	\$0	\$0	\$0	\$1,200	\$6,000	\$6,000
	Insurance	5.00	mo	\$0	\$0	\$0	\$0	\$1,500	\$7,500	\$7,500
	Subtotal - General Conditions				\$8,007		\$70,867		\$27,058	\$105,932
2	Demolition/Debris Removal									
	Dumpster	20	ea	\$450	\$9,000	\$0	\$0	\$0	\$0	\$9,000
	Demolition - cornice/overhang	250	lf	\$0	\$0	\$0	\$0	\$50	\$12,500	\$12,500
	Surveying	1	ls	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$5,000
	Demolition - existing trees, concrete stairs as necessary	1	ls	\$0	\$0	\$0	\$0	\$32,500	\$32,500	\$32,500
	Earthwork - haul off dirt	1,833	cy	\$0	\$0	\$0	\$0	\$32	\$59,400	\$59,400
	Erosion Control	1	ls	\$0	\$0	\$0	\$0	\$10,000	\$10,000	\$10,000
	Storm sewer drains - tie into existing storm	1	ls	\$0	\$0	\$0	\$0	\$24,000	\$24,000	\$24,000
	Landscaping & Contingency	1	ls	\$0	\$0	\$0	\$0	\$26,100	\$26,100	\$26,100
	Subtotal - Demolition/Debris Removal				\$9,000		\$0		\$169,500	\$178,500
3	Concrete									
	New slab on grade and foundations	4,666	sf	\$6	\$27,996	\$0	\$0	\$7	\$32,662	\$60,658
	New slab on metal deck	2,600	sf	\$6	\$15,600	\$0	\$0	\$5	\$13,000	\$28,600
	Concrete footing for new CMU walls - 2' wide	702	lf	\$14	\$9,828	\$0	\$0	\$12	\$8,424	\$18,252
	Concrete footing for new concrete retaining wall - 5' wide	210	lf	\$54	\$11,340	\$0	\$0	\$23	\$4,830	\$16,170
	Concrete footing for new concrete retaining wall - 3' wide	180	lf	\$29	\$5,220	\$0	\$0	\$23	\$4,140	\$9,360
	New Concrete sidewalks & ramp	1,650	sf	\$4	\$7,260	\$0	\$0	\$7	\$11,550	\$18,810
	Exterior concrete stairs	350	sf	\$12	\$4,200	\$0	\$0	\$28	\$9,800	\$14,000
	CMU fill cells - grout	47	cy	\$209	\$9,823	\$0	\$0	\$28	\$1,316	\$11,139
	Retaining Wall at building- concrete - 1' wide x 14' tall	250	lf	\$158	\$39,500	\$0	\$0	\$128	\$32,000	\$71,500
	Retaining Wall at sidewalk - concrete - 1' wide x 4' tall	180	lf	\$77	\$13,860	\$0	\$0	\$62	\$11,160	\$25,020
	Subtotal - Concrete				\$144,627		\$0		\$128,882	\$273,509
4	Masonry									
	New brick - at exterior walls	20,000	ea	\$0	\$0	\$0	\$0	\$4	\$89,800	\$89,800
	New CMU walls - grout each cell	10,000	ea	\$0	\$0	\$0	\$0	\$16	\$164,900	\$164,900
	Subtotal - Masonry				\$0		\$0		\$254,700	\$254,700
5	Metal									
	Structural metal columns, joists, deck & framing	1	ls	\$0	\$0	\$0	\$0	\$111,126	\$111,126	\$111,126
	Patio/Stair/Ramp railing	1	ls	\$0	\$0	\$0	\$0	\$14,300	\$14,300	\$14,300
	Subtotal - Metal				\$0		\$0		\$125,426	\$125,426
6	Carpentry/Millwork									
	Laminate Countertops in RR	1	ls	\$0	\$0	\$0	\$0	\$5,548	\$5,548	\$5,548
	Plywood Deck at metal roof	7,600	sf	\$2	\$18,924	\$0	\$0	\$1	\$7,600	\$26,524
	Wood blocking	1	ls	\$1,500	\$1,500	\$2,500	\$2,500	\$0	\$0	\$4,000
	Subtotal - Carpentry/Millwork				\$20,424		\$2,500		\$13,148	\$36,072
7	Thermals/ Moisture Protection									
	New Metal Roofing, Gutters, Downspouts	1	ls	\$0	\$0	\$0	\$0	\$113,180	\$113,180	\$113,180
	EIFS subquote	1	ls	\$0	\$0	\$0	\$0	\$29,457	\$29,457	\$29,457
	Caulking/waterproofing	1	ls	\$0	\$0	\$0	\$0	\$25,850	\$25,850	\$25,850
	Subtotal - Thermals/ Moisture Protection				\$0		\$0		\$168,487	\$168,487
8	Doors/Frames/Hardware									
	Doors, frames, & hardware	1	ls	\$16,568	\$16,568	\$0	\$0	\$1,250	\$1,250	\$17,818
	Subtotal - Doors/Frames/Hardware				\$16,568		\$0		\$1,250	\$17,818
8	Glass & Glazing									
	Glass subquote - Interior doors and walls; Exterior storefront windows	1	ls	\$0	\$0	\$0	\$0	\$70,600	\$70,600	\$70,600
	Glass sectional overhead doors	1	ls	\$0	\$0	\$0	\$0	\$18,842	\$18,842	\$18,842
	Subtotal - Glass & Glazing				\$0		\$0		\$89,442	\$89,442

9 Drywall / Acoustical									
Drywall ceilings at restrooms only	3,000	sf	\$0	\$0	\$0	\$0	\$6	\$18,600	\$18,600
Metal Roof trusses	1	ls	\$18,235	\$18,235	\$0	\$0	\$32,500	\$32,500	\$50,735
Metal Framing at new high roof - knee wall	2,500	sf	\$0	\$0	\$0	\$0	\$11	\$28,725	\$28,725
Densglass behind EIFS	2,500	sf	\$0	\$0	\$0	\$0	\$6	\$16,225	\$16,225
New acoustical ceiling tile & grid - NIC		sf	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Drywall / Acoustical			\$18,235		\$0			\$96,050	\$114,285
9 Painting									
Painting subquote - Interior & Exterior	1	ls	\$0	\$0	\$0	\$0	\$31,199	\$31,199	\$31,199
Painting - add for exposed deck & spiral duct	7,500	sf	\$0	\$0	\$0	\$0	\$1	\$9,375	\$9,375
Subtotal - Painting			\$0		\$0			\$40,574	\$40,574
9 Flooring									
LVT - Allowance	5,220	sf	\$0	\$0	\$0	\$0	\$5	\$26,100	\$26,100
Sealed concrete	2,500	sf	\$0	\$0	\$0	\$0	\$3	\$7,500	\$7,500
Rubber Base	1,420	lf	\$0	\$0	\$0	\$0	\$1	\$1,846	\$1,846
Floor prep	1	ls	\$0	\$0	\$0	\$0	\$1,330	\$1,330	\$1,330
Subtotal - Flooring			\$0		\$0			\$36,776	\$36,776
10 Specialties									
Toilet Accessories - Mirrors; Grab Bars; Toilet paper holders	1	ls	\$2,958	\$2,958	\$0	\$0	\$1,225	\$1,225	\$4,183
Toilet partitions - plastic laminate	1	ls	\$4,850	\$4,850	\$0	\$0	\$1,225	\$1,225	\$6,075
FE Cabinets	2	ea	\$210	\$420	\$0	\$0	\$0	\$0	\$420
Subtotal - Specialties			\$8,228		\$0			\$2,450	\$10,678
15 Plumbing									
Plumbing for new building addition	1	ls	\$0	\$0	\$0	\$0	\$44,880	\$44,880	\$44,880
Subtotal - Plumbing			\$0		\$0			\$44,880	\$44,880
15 Sprinkler									
Sprinkler subquote for new addition only	1	ls	\$0	\$0	\$0	\$0	\$27,800	\$27,800	\$27,800
Subtotal - Sprinkler			\$0		\$0			\$27,800	\$27,800
15 HVAC									
HVAC for addition	1	ls	\$0	\$0	\$0	\$0	\$60,500	\$60,500	\$60,500
Spiral duct in exposed ceiling areas	1	ls	\$0	\$0	\$0	\$0	\$11,900	\$11,900	\$11,900
Subtotal - HVAC			\$0		\$0			\$72,400	\$72,400
16 Electrical									
Electrical - power & lighting for building addition	1	ls	\$0	\$0	\$0	\$0	\$85,620	\$85,620	\$85,620
Subtotal - Electrical			\$0		\$0			\$85,620	\$85,620
16 Fire Alarm									
NIC	0	ls	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Fire Alarm			\$0		\$0			\$0	\$0
16 Low Voltage									
NIC	0	ls	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal - Low Voltage			\$0		\$0			\$0	\$0
Permits									
Building Permit & Expeditor Allowance	1	ls	\$0	\$0	\$0	\$0	\$8,500	\$8,500	\$8,500
Subtotal - Division & General Conditions			\$225,089		\$73,367			\$1,392,943	\$1,691,399
Sales Tax	7%			\$15,756					\$15,756
Labor Burden	28%				\$20,543				\$20,543
Subtotal - Before Fees									\$1,727,698
Fee									\$90,931
TOTAL									\$1,818,630
Contingency									\$202,069
TOTAL									\$2,020,698

ALTERNATES:

Sprinkler added for entire existing building	1	ls	\$0	\$0	\$0	\$0	\$149,453	\$149,453	\$149,453
Remove and reinstall ceiling tiles and grid as needed for new sprinkler installation	1	ls	\$0	\$0	\$0	\$0	\$27,750	\$27,750	\$27,750
Fire line from hydrant across road - Jack & Bore	1	ls	\$0	\$0	\$0	\$0	\$56,000	\$56,000	\$56,000
Patch asphalt from fire line	1,050	sf	\$0	\$0	\$0	\$0	\$13	\$13,986	\$13,986
Build New Riser room	1	ls	\$0	\$0	\$0	\$0	\$15,820	\$15,820	\$15,820
Alternate - Overhead & profit	1	ls	\$0	\$0	\$0	\$0	\$17,300	\$17,300	\$17,300
TOTAL PRICE FOR ADDING SPRINKLER TO EXISTING ARTS BUILDING	1	ls					\$0	\$0	\$280,310
		ls					\$0	\$0	\$0
Deduct if we can use CPVC sprinkler piping in concealed areas	1	ls					(\$12,500)	(\$12,500)	-\$12,500