

# KEOKUK UNION DEPOT HSR

# COST ESTIMATES

**PRIORITY KEY:**

- Maintenance: Immediate need; ongoing maintenance
- Phased Restoration:
  - Phase 1: Plan/Design - Design fees for Construction Documents
  - Phase 2: 1 to 3 years                      Phase 3: 3 to 5 years
  - Phase 4: 5 to 10 years                      Phase 5: 10 to 15 years

						MAINT.	PHASED RESTORATION				
WORK BY	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	MAINT.	PHASE 1: Plan/Design	PHASE 2: 1 -3 yrs.	PHASE 3: 3 -5 yrs.	PHASE 4: 5-10 yrs.	PHASE 5: 10 -15 yrs.
<b>SITE</b>											
Pioneer Rail	Tracks/Riverside Approach	2,000	sf	n/a		\$0					
Volunteers	Promenade Hardscape	3,000	sf	<\$1	\$600	\$600					
Volunteers	Brick Sidewalks	1,000	sf	<\$1	\$200	\$200					
Contractor	Curbing	230	lf	<\$10	\$2,300	\$2,300					
Contractor	Parking Lot	1200	sf	<\$8	\$9,600	\$0			\$9,600		
City	Water Street	n/a	sf	n/a		\$0					
	<b>SUBTOTAL--SITE</b>				<b>\$12,700</b>	<b>\$3,100</b>			<b>\$9,600</b>		
<b>ROOF</b>											
Roofers	Temporary Roofing Repairs	20	SQ	\$300.00	\$6,000	\$6,000					
A/E	Architecture/Engineering Fees	n/a	n/a	n/a	\$20,000		\$20,000				
Carpenters	Deconstruction/Demolition	1,700	sf	\$8.00	\$13,600			\$13,600			
Roofer	Demolition	110	SQ	\$150.00	\$16,500			\$16,500			
Carpenters	Restore Eaves/Soffits/Fascias/Brackets	1,700	sf	\$40.00	\$68,000			\$68,000			
Carpenters	Frame/Deck Upper Hip Roof	1,800	af		\$40,000			\$40,000			
Carpenters	Frame/Deck Clock Dormers/Turrets	6	ea	\$1,333.00	\$8,000			\$8,000			
Carpenters	Reinforce Historic Roof Framing	4,635		\$3.00	\$13,905			\$13,905			
EQUIP Co.	Crane to Pick/Set Upper Hip/Turrets	n/a	n/a	n/a	\$5,000			\$5,000			
Ludowici	Ludowici Roofing Field Tiles	140	SQ	\$1,714.00	\$241,000			\$241,000			
Ludowici	Ludowici Hip & Ridge Tiles	748	lf	\$82.00	\$64,700			\$64,700			
Roofer	Installation of All Clay Tile	140	SQ	\$1,675.00	\$231,150			\$231,150			
Sheet Metal	Copper Gutters/Leaders/Flashing	975	LF	\$75.00	\$63,375			\$63,375			
Sheet Metal	Copper Finials & Ridges	10	ea.	\$1,500.00	\$17,000			\$17,000			
Scaffold Co.	Scaffolding to Eaves (8 moves)	n/a	n/a	n/a	\$40,000			\$40,000			
Finishers	Finish Dormers,, Eaves, Soffit, Brackets		n/a	n/a	\$20,000			\$20,000			
CM	Construction Manager	n/a	n/a	n/a	\$30,000			\$30,000			
	<b>SUBTOTAL--ROOF</b>				<b>\$898,230</b>	<b>\$6,000</b>	<b>\$20,000</b>	<b>\$872,230</b>			

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APRIL 2014  
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WORK BY	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	MAINT.	PHASE 1: Plan/Design	PHASE 2: 1-3 yrs.	PHASE 3: 3-5 yrs.	PHASE 4: 5-10 yrs.	PHASE 5: 10 -15 yrs.
<b>TRACKSIDE CANOPY</b>											
Blaster	Vapor/Sponge Blasting Trusses/Canopy	146	lf	\$160.00	\$23,360				\$23,360		
Finisher	Primae/Paint w/Epoxy Coatings	5,000	sf	\$7.36	\$36,800				\$36,800		
Mason	Repair Broken Footings Each End	2	ea	\$800.00	\$1,600				\$1,600		
Electrician	Demo all Electrical and Lightng	146	lf	\$3.42	\$500				\$500		
Lighting Mfg.	New Marquee Strip Lighting per Original	146	lf	\$50.00	\$7,300				\$7,300		
Electrician	Install Marquee Lightng	146	lf	\$18.50	\$2,700				\$2,700		
CM	Construction Manager	n/a	n/a	n/a	\$2,740				\$2,740		
	<b>SUBTOTAL--TRACKSIDE CANOPY</b>				<b>\$75,000</b>				<b>\$75,000</b>		
<b>MASONRY</b>											
Mason	Restore Chimney to Original Height	410	sf	\$75.00	\$30,750	*(4000)		\$26,750			
Mason	Clean Brick 100%	4,320	sf	\$16.00	\$69,120				\$69,120		
Mason	Spot-Point Brick (approx. 70%)	3,000	sf	\$30.00	\$90,000				\$90,000		
Mason	Brick Reconstruction	985	s.f.	\$95.00	\$93,575				\$93,575		
Mason	Terra Cotta Clean, Replace Missing, etc	252	l.f.	\$85.00	\$21,420				\$21,420		
Mason	Replace Sandstone Window Sills	102	l.f.	\$275.00	\$28,050				\$28,050		
Mason	Restore Sandstone Watertable	333	l.f.	\$180.00	\$59,940				\$59,940		
Mason	Replace Sandstone mudsill w/red granite	438	l.f.	\$250.00	\$109,500				\$109,500		
	<b>SUBTOTAL--MASONRY</b>				<b>\$502,355</b>	<b>*(4,000)</b>		<b>\$26,750</b>	<b>\$471,605</b>		
<b>WINDOWS &amp; DOORS</b>											
Rest.Cont.	Restore Windows	93	ea.	\$985.00	\$91,605					\$91,605	
Millwork	Mill New Storm Windows	93	ea.	\$475.00	\$44,175						\$44,175
Millwork	Restore Exterior Doors	11	ea	\$1,650.00	\$18,150					\$18,150	
Millwork	Replace Exterior Doors	13	ea.	\$2,850.00	\$37,050						\$37,050
	<b>SUBTOTAL--WINDOWS &amp; DOORS</b>				<b>\$190,980</b>					<b>\$109,755</b>	<b>\$81,225</b>
<b>EXTERIOR MISCELLANEOUS</b>											
Lighting Mfg.	Install Reproducion & Security Lighting	8	ea.	\$400.00	\$3,200				\$3,200		
Supplier	Develop Permanent Signage	4	ea.	\$3,000.00	\$12,000						\$12,000
Contractor	Develop Improved ADA Access w/Lot	1	ea.		\$14,000		\$2,000		\$12,000		
	<b>SUBTOTAL--EXTERIOR MISC.</b>				<b>\$29,200</b>		<b>\$2,000</b>		<b>\$15,200</b>		<b>\$12,000</b>
<b>MEP</b>											
Electrical	New Elect. System /Emerg. Lighting/Fire	5,260	sf	\$9.00	\$47,340		\$3,000		\$47,340		
Plumbing	Replace/pipe new plumbing	5,260	sf	\$15.95	\$83,900	(rounded)	\$5,000			\$78,900	
HVAC	Install new Geothermal HVAC System	5,260	sf	\$36.90	\$194,100	(rounded)	\$10,000			\$60,000	\$124,100
	<b>SUBTOTAL--MEP</b>				<b>\$325,340</b>		<b>\$18,000</b>		<b>\$47,340</b>	<b>\$138,900</b>	<b>\$124,100</b>

**KEOKUK UNION DEPOT HSR**

**COST ESTIMATES**

WORK BY	ITEM	QUANTITY	UNIT	UNIT COST	SUBTOTAL	MAINT.	PHASE 1: Plan/Design	PHASE 2: 1-3 yrs.	PHASE 3: 3-5 yrs.	PHASE 4: 5-10 yrs.	PHASE 5: 10 -15 yrs.	
<b>INTERIOR</b>	<b>WAITING ROOM</b>											
Volunteers	Deconstruct Restrooms	2	ea.	n/a	n/a					\$0		
Carpenters	Restore Waiting Rm. Millwork	1,300	sf	\$42.00	\$54,600					\$54,600		
Finishers	Restore/Refinish Wainscot	800	sf	\$28.00	\$22,400					\$22,400		
Lighting	Install Reproduction Sconces	8	ea.	\$160.00	\$1,280					\$1,280		
Lighting	Install Reproduction Chandeliers	3	ea.	\$7,000.00	\$21,000					\$30,000		
Lighting	Install Supplemental Uplighting	2,250	sf	\$3.00	\$6,750					\$6,750		
Carpenters	Install Double Doors to Baggage Rm	2	ea.	\$9,500.00	\$19,000					\$19,000		
Flooring Con.	Restore Marble/Tile floor & Baseboard	2,250	sf	\$19.00	\$42,705					\$70,705		
Audio	Install Audio System	2,250	sf	\$2.00	\$4,500					\$4,500		
Electrical	Install Sensitive Exit Lighting	4	ea.	\$250.00	\$1,000					\$1,000		
Masonry	Clean/Restore Brick Masonry	400	sf	\$13.00	\$5,200					\$5,200		
Finishers	Wash/Degloss/Varnish Ceiling & Trusses	3,630	sf	\$4.00	\$14,508					\$14,508		
Furnishings	Fabricate Reproduction Benches	3	ea.	\$4,500.00	\$13,500					\$13,500		
A/E	Design Fees				\$15,000		\$15,000					
	<b>SUBTOTAL--WAITING ROOM</b>				<b>\$221,443</b>		<b>\$15,000</b>			<b>\$243,443</b>		
<b>INTERIOR</b>	<b>REST OF INTERIOR ROOMS</b>											
Contractor	New Catering Kitchen in Baggage Room	740	sf	\$75.00	\$55,500			\$55,500				
Contractor	New Washrooms in Freight Rooms	700	sf	\$95.00	\$66,500					\$66,500		
Contractor	Refurbish Freight Room 3 Gen.Purpose	343	sf	\$45.00	\$15,435						\$15,435	
Contractor	Refurbish Mailroom	114	sf	\$45.00	\$5,130					\$5,130		
Contractor	Refurbish Conductor's Equipment Room	110	sf	\$45.00	\$4,950						\$4,950	
Contractor	Minor Improvements in Boiler Room	320	sf	\$25.00	\$8,000						\$8,000	
Contractor	Refurbish Second Floor for Offices	700	sf	\$65.00	\$45,500		\$3,000				\$45,500	
Contractor	Remodel Second Floor Bath	80	sf	\$145.00	\$11,600						\$11,600	
Contractor	Rebuild Stairs/ Restore Stairwell Paneling	60	sf	\$215.00	\$12,900						\$12,900	
Contractor	Insulate Open Attics	2,000	sf	\$8.00	\$8,000			\$8,000				
Contractor	Demo Piping/Asbestos Abatement	200	lf	\$75.00	\$15,000					\$15,000		
A/E	Design Fees				\$18,000		\$18,000					
	<b>SUBTOTAL--REST OF INTERIOR</b>				<b>\$266,515</b>		<b>\$21,000</b>	<b>\$63,500</b>	<b>\$71,630</b>	<b>\$98,385</b>		
<b>*Earmarked Funds Already in-Hand</b>												
						<b>SUBTOTAL: EXTERIOR</b>	<b>\$13,100</b>	<b>\$22,000</b>	<b>\$898,980</b>	<b>\$571,405</b>	<b>\$109,755</b>	<b>\$93,225</b>
						<b>SUBTOTAL: INTERIOR</b>	<b>\$0</b>	<b>\$54,000</b>	<b>\$0</b>	<b>\$110,840</b>	<b>\$495,973</b>	<b>\$222,485</b>

SUBTOTAL PHASES	\$13,100	\$76,000	\$898,980	\$682,245	\$535,728	\$315,710
General Conditions / Bonds / Insurance (5%)	n/a	n/a	\$44,949	\$34,112	\$26,786	\$15,785
Contingencies (4%) (travel per diems, etc.)	n/a	n/a	\$35,959	\$27,290	\$21,429	\$12,628
Phase 2 Portion of Design Fees		-\$20,000	\$20,000			
<b>DEPOT TOTAL EST. CONST. COST (2014)</b>	<b>\$13,100</b>	<b>\$56,000</b>	<b>\$999,888</b>	<b>\$743,647</b>	<b>\$583,943</b>	<b>\$344,123</b>