



NABA

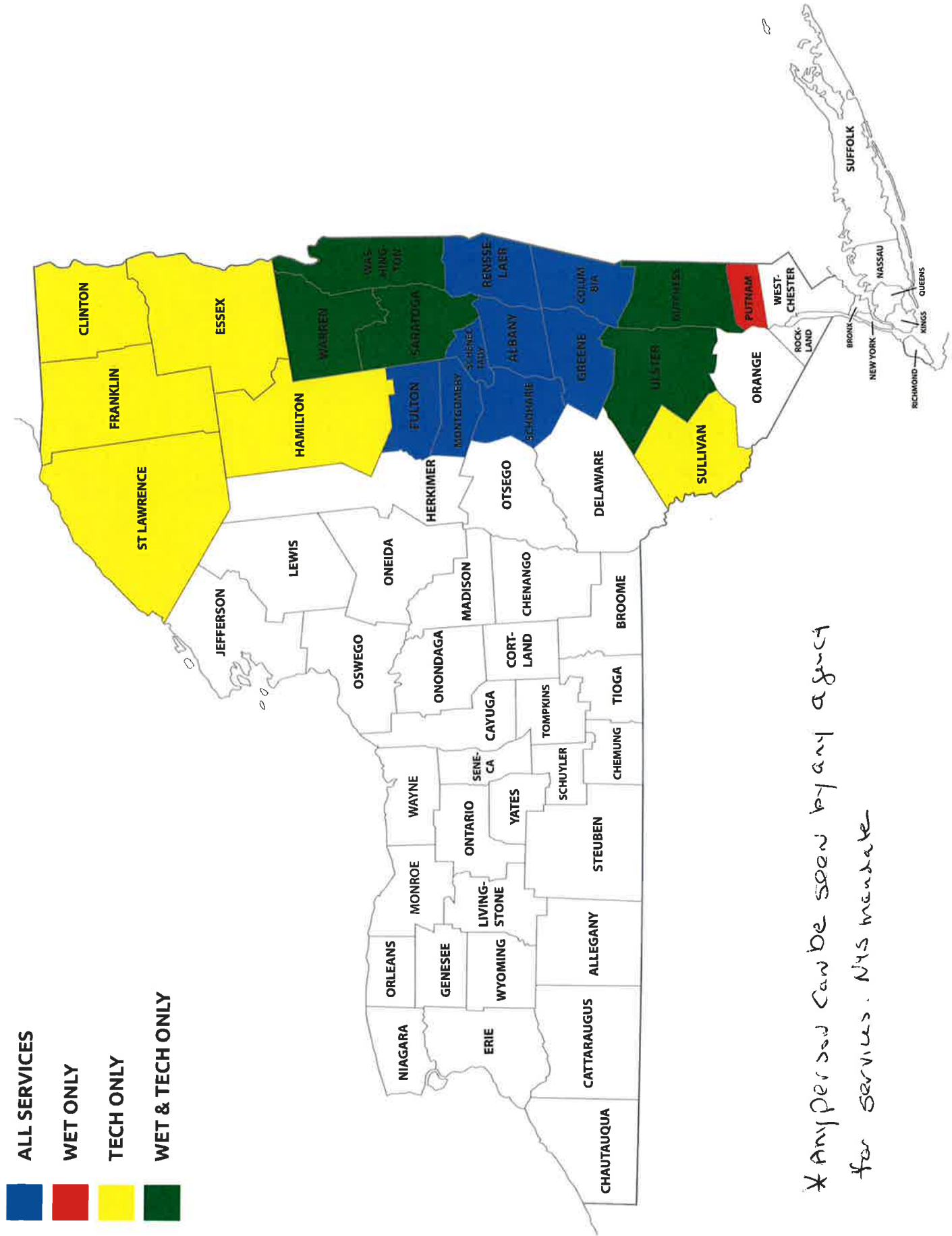
**Northeastern Association
of the Blind at Albany**

301 Washington Avenue
Albany, NY 12206

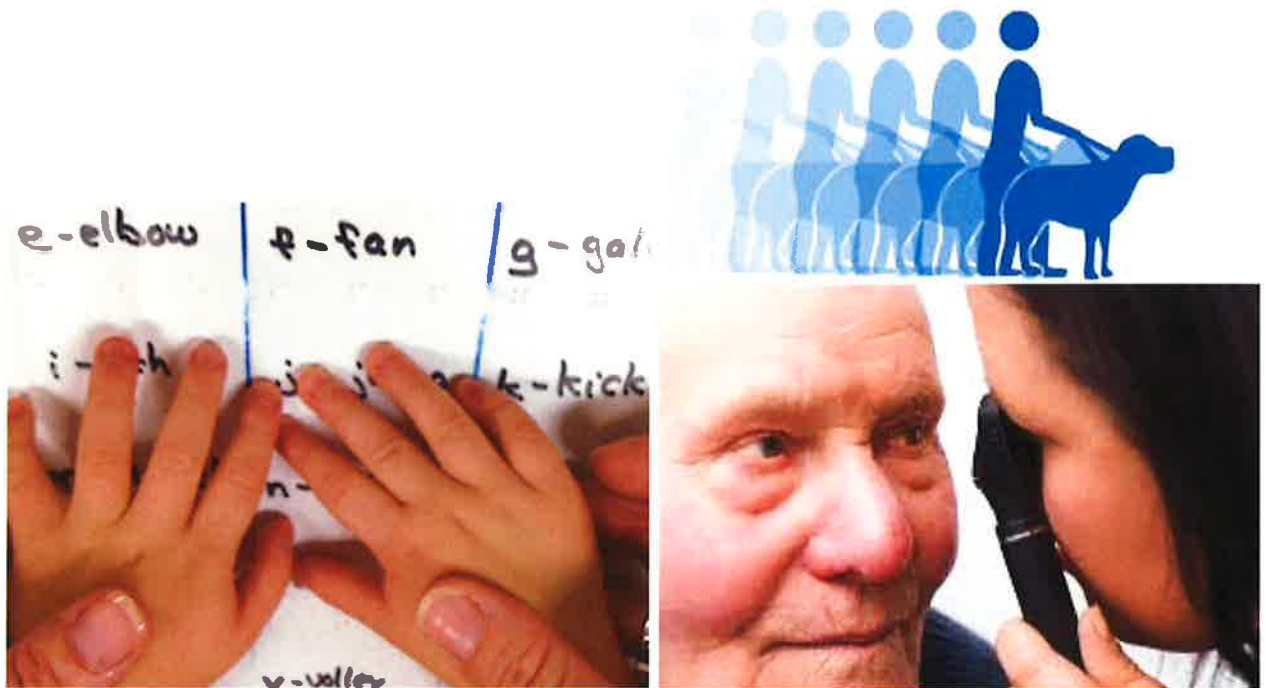
Presentation of Outline of
NABA Standard Grant Application for LCIF

March 23, 2019

Final Grant to be submitted to
District 20-W for Approval
First Cabinet Meeting in 19-20



* Any person can be seen by any agent for services. NYS mandate



**NORTHEASTERN ASSOCIATION OF THE BLIND AT ALBANY
SECOND FLOOR and LOBBY ENTRY
SPACE PLANNING REPORT**

Albany, New York
August 2018

Prepared by Envision Architects DPC



TABLE OF CONTENTS

1. EXECUTIVE SUMMARY

2. MASTER PLAN

Proposed Space Program Summary

Proposed Space Program Matrix Sheets

Wants and Needs Survey Results

5. ARCHITECTURAL FLOOR PLANS

New First Floor Entry/Lobby Floor Plan

New Second Floor Schematic Floor Plan

Existing Second Floor Floor Plan



1. EXECUTIVE SUMMARY

Northeastern Association of the Blind at Albany, NABA, retained the professional services of ENVISION Architects DPC to complete a Master Space Plan Report for the second floor of their current facility located at 301 Washington Street, Albany NY. This report is the documentation of multiple space programming meeting/interviews with current staff combined with noted findings from touring the existing spaces.

The following goal shaped this planning endeavor:

Develop a "one-stop" shop experience on the second floor for the public consumer accessing services at NABA. The second floor will become the "Welcome Center" of NABA providing a modern, state-of-the-art Rehabilitation Service Center which features the following: a comfortable waiting area, Low Vision Clinic with Adaptive Equipment to trail, Instructional Training and Consultation Rooms, Rehabilitation Services, Employment Services, Business Development, a Youth Center, Special Events Center and the Art Gallery for the Blind Artists Society.

This Master Space Plan provides tangible deliverables; a proposed space program with a project totals matrix, a summary of wants and needs survey results, Schematic Floor Plans of both the First Floor Entry and the Second Floor Plan, last a copy of the existing Second Floor Plan for reference.

While the desired project program fits within the designated Second Floor of the building, it must be noted the Rehabilitation Services staff "offices" are designed to be in an open office concept of panel workstations rather than individual enclosed offices. By limiting enclosed offices, that square footage was moved into small Meeting/ Consultation Rooms and a larger Instructional Classroom. This reconfiguration of offices necessitates adjustment to engrained "ways of working", but it will likely be "friendlier" to those navigating the environment, with cues from flooring and workstation furniture, rather than walls and doors, and it will provide an increased sense of "team".

Culturally the shifts that have been recommended may take some getting used to, however, in our experience they will optimize the spatial use of the building, meeting the project's ultimate goal of "one stop shopping" for clients and visitors. A Feasibility Study will help further establish priorities, and will also demonstrate the facilities capacity, and related budgeting, to support this important project.





2. MASTER PLAN

Proposed Space Program Summary

Proposed Space Program Matrix Sheets

Wants and Needs Survey Results

PROPOSED SPACE PROGRAM SUMMARY

Individual Space Title	Net SF	Net to Gross Factor	Gross SF	Notes:
PROJECT TOTALS	6,262	1.94	12,134	
2nd Floor Common Spaces	2,033	1.16	2,363	Entry, Welcome Desk, Waiting, Consumer Lockers, Toilet Rooms, Janitor Closets, Staff Kitchenette
Multipurpose Staff and Consumer Areas	2,010	1.27	2,559	Conference Room, Consultation Rooms, Multipurpose Room
Communications, Outreach and Development	430	1.35	579	Staff Offices, Workroom
Low Vision Clinic	565	1.40	791	Exam Room, Adaptive Equipment, Retail Store
Employment Services	1,224	1.34	1,646	Employment Center, Classroom, Storage
Youth Center	1,600	1.10	1,760	
Rehabilitation Teaching Kitchen	565	1.40	791	
Rehabilitation Staff Offices, Files and Storage	1,224	1.34	1,646	Staff Offices, Workroom, Files, Storage



**PROPOSED SPACE
PROGRAM
SUMMARY**

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**

No.	Individual Space Title	Exg Quant	Unit	Net SF	Net to Gross Factor	Gross SF	Description
2nd Floor Common Spaces				2,033		2,383	
	1st Floor Entry Vestibule	1	1	0	0.00	0	Existing entry vestibule is the single point of entry to the facility, currently check-in window located within space. It was noted first time consumers/visitors do not know there is a check-in window and visually impaired persons do not know if there is a person in the window.
	1st Floor Lobby	1	1	0	0.00	0	Existing 1st Floor Lobby is difficult to navigate for Consumers/visitors with the angular pathway to elevators and the bench placement immediate upon entry. Way finding cues would be helpful to navigate space unassisted. It was noted that a tactile directory would be a good addition to that space.
	2nd Floor Elevator Lobby	1	1	240	1.40	336	Elevator lobby will remain. It was requested that the existing interior walls dividing space into the old Girls Inc space be removed making this an intragal part of the new reception and consumer waiting area. This space is to have tactile wayfinding in floor.
	Consumer Waiting	1	1	400	1.40	560	Provides direct access to multiple primary programmatic areas. Space must have tactile wayfinding in flooring and possibly an audio cue, such as a water feature to aid consumers in finding their way through the space unattended. Provide comfortable seating for 10+ people with access to power outlets and WiFi. It was requested to possibly integrate an audio feature to create a soothing atmosphere.
	Copy Printer Area	1	1	80	1.30	104	Locate between Waiting and Business Development entry.
	Restrooms- Large Multi Fixture	2	2	250	1.30	650	Existing five toilet and five sink fixtures; remain as is.
	Restrooms- Small Multi Fixture	2	2	96	1.30	250	Existing two toilet and one sink fixtures; remain as is.
	Drinking Fountains	2	2				Existing drinking fountain locations to remain. It was noted that an upgrade/repalcement of one is necessary a bottle fill style be used.
	Private Client Restrooms	2	2	56	1.50	168	Existing one toilet and one sink fixtures; location remains, renovate to meet current ADA Codes.
	Private Shower Room	1	1	40	1.30	52	Existing single shower room; remain as is.
	Janitor Room	1	1	64	1.10	70	Relocate if necessary, enlarge for cleaning equipment.
	Janitor/Utility Room	1	1	30	1.10	33	Existing remains as is.
	Existing Storage Room	1	1	275	0.00	0	Existing storage room currently located on this floor in a corridor needs to be relocated allowing this space to go back into a corridor for circulation. Recommend new opening to adjacent building space to improve circulation of space.
	Kitchenette for Staff		1	100	1.40	140	Separate kitchenette; sink, microwave, refrigerator for staff use only, centrally located.
	Corridors			0		0	It was noted that all corridors to be a minimum of five feet in width, straight with no obstacles. Also continuous handrails throughout were requested, as well as, tactile floor materials to aid in wayfinding.

No.	Individual Space Title	Exg Quant	Net SF	Unit Net SF	Net	Net to Gross Factor	Gross SF	Description
Multipurpose Staff and Consumer Areas			2,010				2,559	
	Conference Room			1	135	1.40	189	Conference room centrally located for staff and consumers to meet; rectangular table with 8 seats.
	Small Consultation Rooms			2	75	1.40	210	Small consultation room for staff to meet with consumers; rectangular table with 4 seats.
	Instructional /Consultation Room			1	120	1.40	168	Small one on one instruction room with an exterior window and a shade for light control to work on lessons with mirrors; square table with 4 seats. Locate near Low Vision Clinic and Adaptive Equipment store. Mobility Specialist will need access to this room as well.
	Community Multipurpose Room			1	1300	1.20	1,560	Large open room to allow for various event set-ups. Mobility Specialist requested that this space be utilized as a gymnasium for children activities and dances. Large projection for movies and presentations.
	Coat Storage Room			1	25	1.10	28	Adjacent to Community Multipurpose Room.
	Storage for Tables/Chairs			1	40	1.10	44	Adjacent to Community Multipurpose Room.
	Art Gallery	1	240	1	240	1.50	360	Dedicated space for artwork presentation of visually impaired artists.



MULTIPURPOSE STAFF AND CONSUMER AREAS

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**

No.	Individual Space Title	Change	Exg Net SF	Quant	Unit Net SF	Net SF	Net to Gross Factor	Gross SF	Description
Communications, Outreach and Development									
						1,037		1,348	
	Major Gifts	1	80	1	80	80	1.30	104	Director requested reusing existing office space adjacent to her existing office space.
	Outreach Specialist & KidSight Coordinator	1	200	1	198	198	1.30	257	Director requested reusing existing LVC space adjacent to her existing office space and divide room to lessen noise of shared office environment. Three (3) workstations.
	Conference/ Workroom	1	315	1	315	315	1.30	410	Director requested reusing existing LVC space adjacent to her existing office space and divide room for storage.
	Storage Rooms	3	240	3	60	180	1.30	234	Multiple storage rooms in various locations. Recommend consolidating within her department.
	Senior Associate Office	1	120	1	120	120	1.30	156	Director has requested to remain in current location adjacent to the Directors office.
	Director of Business Development	1	144	1	144	144	1.30	187	Director has requested to remain in current office location.



**COMMUNICATIONS,
OUTREACH AND
DEVELOPMENT**

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**

No.	Individual Space Title	Change	Exg Quant.	Exg Net SF	Unit Net SF	Net SF	Net to Gross Factor	Gross SF	Description
	Low Vision Clinic					516		683	
	Exam Room	1	200	1	300	300	1.30	390	Length of room is critical, currently 18' length works well. Doctor requested room to be wider allowing for guest seating (4 seats) within the exam room, recommend 12' width. Adjustable LED lighting required, exterior windows are not needed. Doctor's workstation will be inside the exam room.
	LVC Coordinator Office			1	120	120	1.40	168	Locate near Waiting and LVC Exam.
	Small Instructional/Consultation Room								This room is listed in previous section; Multipurpose Staff and Customer Areas. Room to be located near the Low Vision Clinic and Adaptive Equipment Store. Mobility Specialist needs access to this room as well.
	Adaptive Equipment Room	1	325	1	96	96	1.30	125	Counters for equipment display and storage cabinets below.



LOW VISION CLINC

SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018

No.	Individual Space Title	Change	Exg Quant.	Net SF	Unit	Net SF	Net	Net to Gross Factor	Gross SF	Description
	Youth Center					1,600	1,600		1,760	
	Youth Center		1	1600	1	1600	1,600	1.10	1,760	Existing Youth Center room requires more floor space, a suggestion, relocate stage into the multipurpose room, as that it is used infrequently and typically for large group presentations/awards. The irregular shape of room presents some challenges, as does the columns in the space. The existing ramp is difficult for consumers to navigate; it's noisy, it needs tactile demarks to help orient consumers. Coordinator requested new lockers, sized appropriately for back packs, coats and canes. Large projection screen was request, suggested to use the Multipurpose room as listed in previous section.



YOUTH CENTER

SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018

No.	Individual Space Title	Exg Quant.	Net SF	Quant.	Unit Net SF	Net SF	Net to Gross Factor	Gross SF	Description
	Rehabilitation Teaching Kitchen					565		791	
	Teaching Kitchen	1	410	1	410	410	1.40	574	Existing teaching kitchen works well. It was noted that it needs to be kept locked when not in use so that utensils don't become lost and it's kept clean. Space remains as is.
	Teaching Laundry Room	1	100	1	100	100	1.40	140	Existing laundry room remains as is.
	Storage	1	55	1	55	55	1.40	77	Existing storage area remains as is.



REHABILITATION TEACHING KITCHEN

SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018

No.	Individual Space Title	Exg	Unit	Net	Net to Gross	Gross	Description
Change		Quant.	Net SF	SF	Factor	SF	
	Rehabilitation Staff Offices, Files and Storage			1,224		1,646	
	Director of Rehabilitation Svcs	1	140	140	1.30	182	Matched existing office size, keep small meeting table in office.
	Vision Rehab Therapists	3	48	144	1.30	187	Open Office Concept, t 6' x 8' workstation
	Social Workers	2	48	48	1.30	62	Open Office Concept, t 6' x 8' workstation
	Orientation & Mobility Specialist	2	48	96	1.30	125	Open Office Concept, t 6' x 8' workstation
	Employment Specialist	1	48	96	1.30	125	Open Office Concept, t 6' x 8' workstation
	Case Manager	1	48	48	1.30	62	Open Office Concept, t 6' x 8' workstation
	Orientation & Mobility Instructor	1	48	48	1.50	72	Open Office Concept, t 6' x 8' workstation
	Coordinator of Youth Services	1	48	48	1.50	72	Open Office Concept, t 6' x 8' workstation
	Social Worker PT Workstation	1	48	48	1.50	72	Open Office Concept, t 6' x 8' workstation
	Intern	3	48	48	1.50	72	Open Office Concept, t 6' x 8' workstation
	Office Supplies Storage		180	160	1.40	224	
	Consumer Files		200	200	1.30	260	Files of past and current consumers located on fourth floor; both sets of files to be relocated to 2nd floor. Locate in corridor near workstations.
	Teaching Equipment Storage		100	100	1.30	130	Consolidate various storage areas on fourth floor onto this floor.



REHABILITATION STAFF OFFICES, FILES AND STORAGE

SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018



"WANTS AND NEEDS" SURVEY RESULTS

Summary from eight surveys collected and multiple interviews

Three (3) elements of the Center *facility/site* that need the most improvement:

- Entry Vestibule - existing Check-In window creates congestion. Visually impaired Consumers do not know there is a window or if there is a person at the window to assist them.
- First Floor Lobby - difficult to navigate for the Consumers with the angular pathway to the elevators and the bench placed along wall immediately upon entry of space.
- Ventilation/HVAC
- Lack of Meeting Rooms, Program Space and Storage of program materials
- Adjustable Light Levels
- ADA Ramp - noisy, difficult to navigate, visual impaired guests do not know where the landings are
- Wider corridors with tactile flooring and handrails for easier wayfinding
- New interior finishes to give a modern state of the art appearance

What additional amenities (spaces, programs, enhancements) do you think will make the Center *facility/site* most successful in the next 10 years?

- Wayfinding/Tactile Maps/Audio Cues throughout so that the visually impaired can travel throughout facility unassisted.
- Large Multipurpose Space with large screen projection
- Larger / open Gym space for youth to play games without columns

When you think of a "Master Plan" for your Center, what is the single most possible addition that you feel most strongly about incorporating?

- A comfortable, welcoming space that promotes consumer independence
- Multiple meeting rooms
- Consolidate consumer services/programs to one floor with appropriate adjacencies to improve flow
- NABA presents to the community a modern, state of the art Rehabilitation Services Center



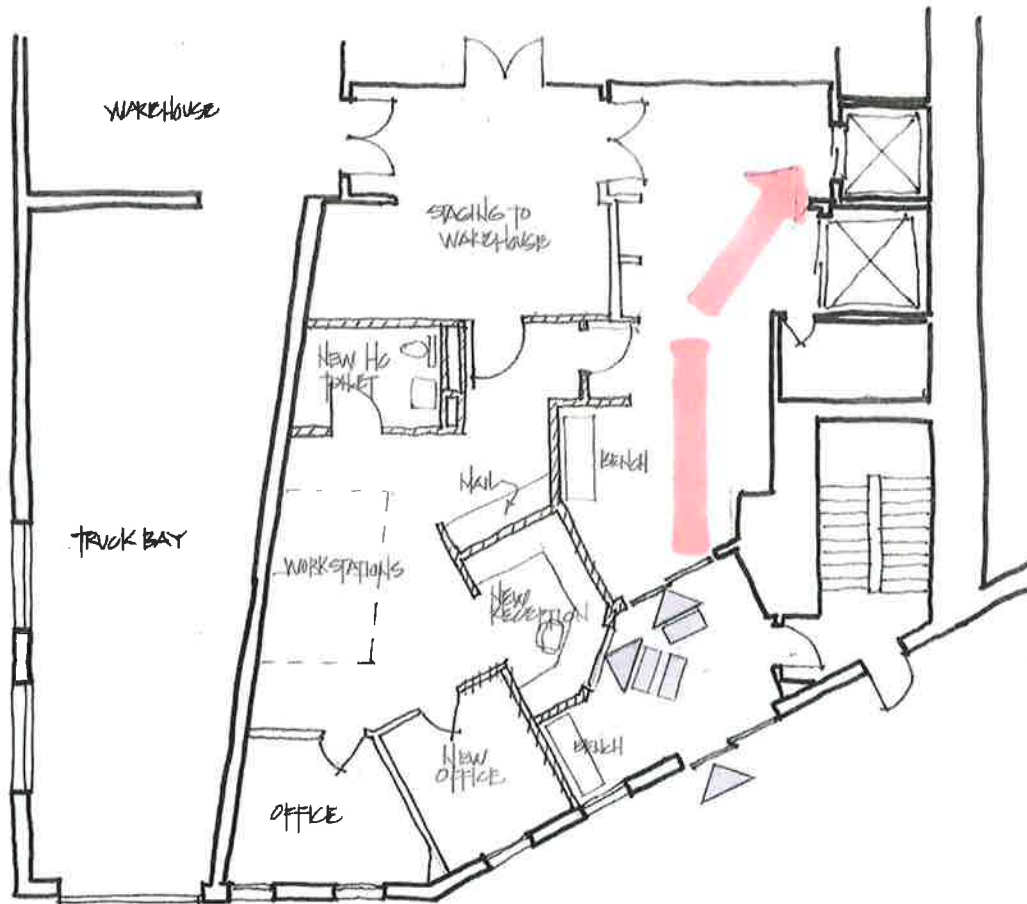


3. ARCHITECTURAL FLOOR PLANS

New First Floor Entry/Lobby Floor Plan

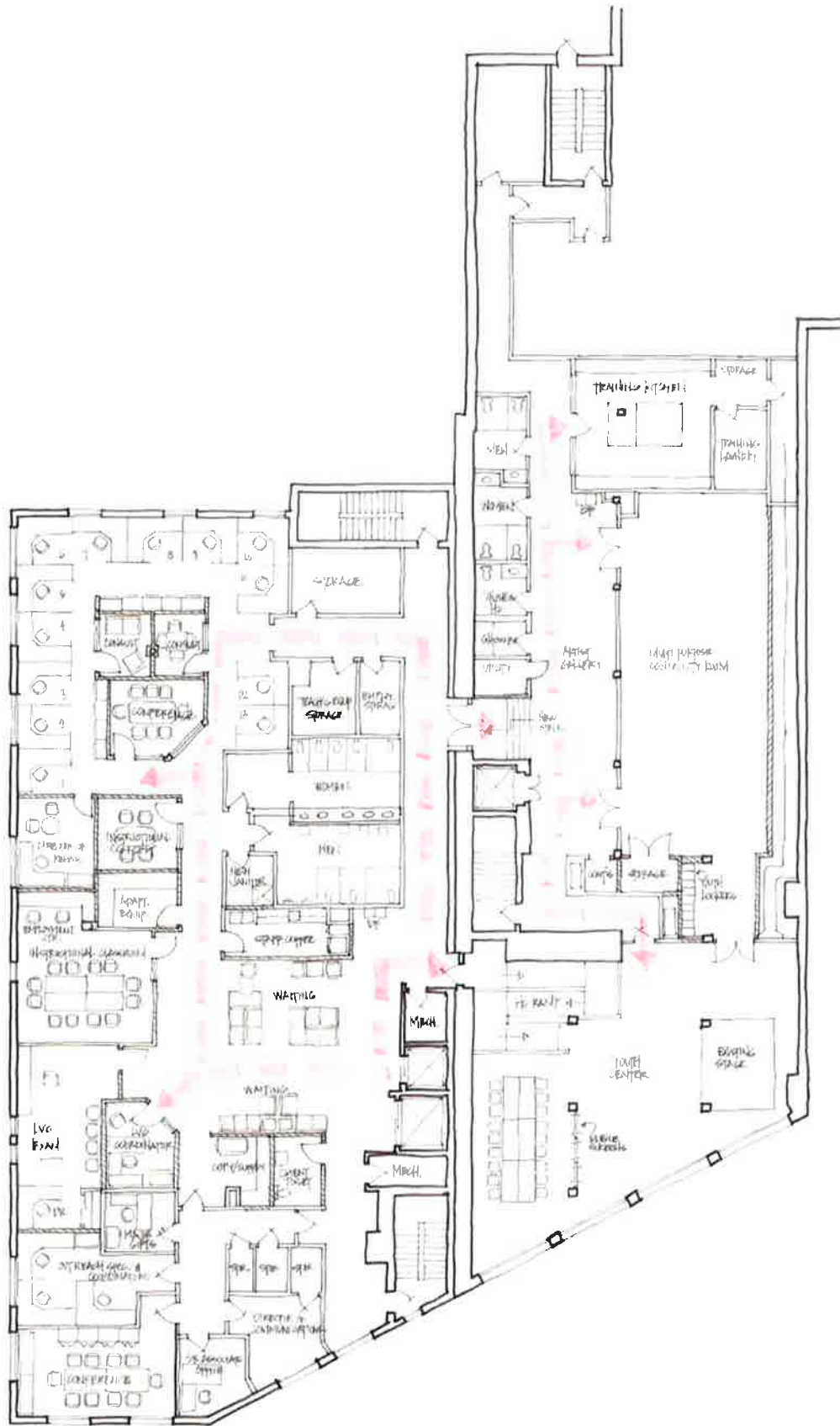
New Second Floor Schematic Floor Plan

Existing Second Floor Floor Plan



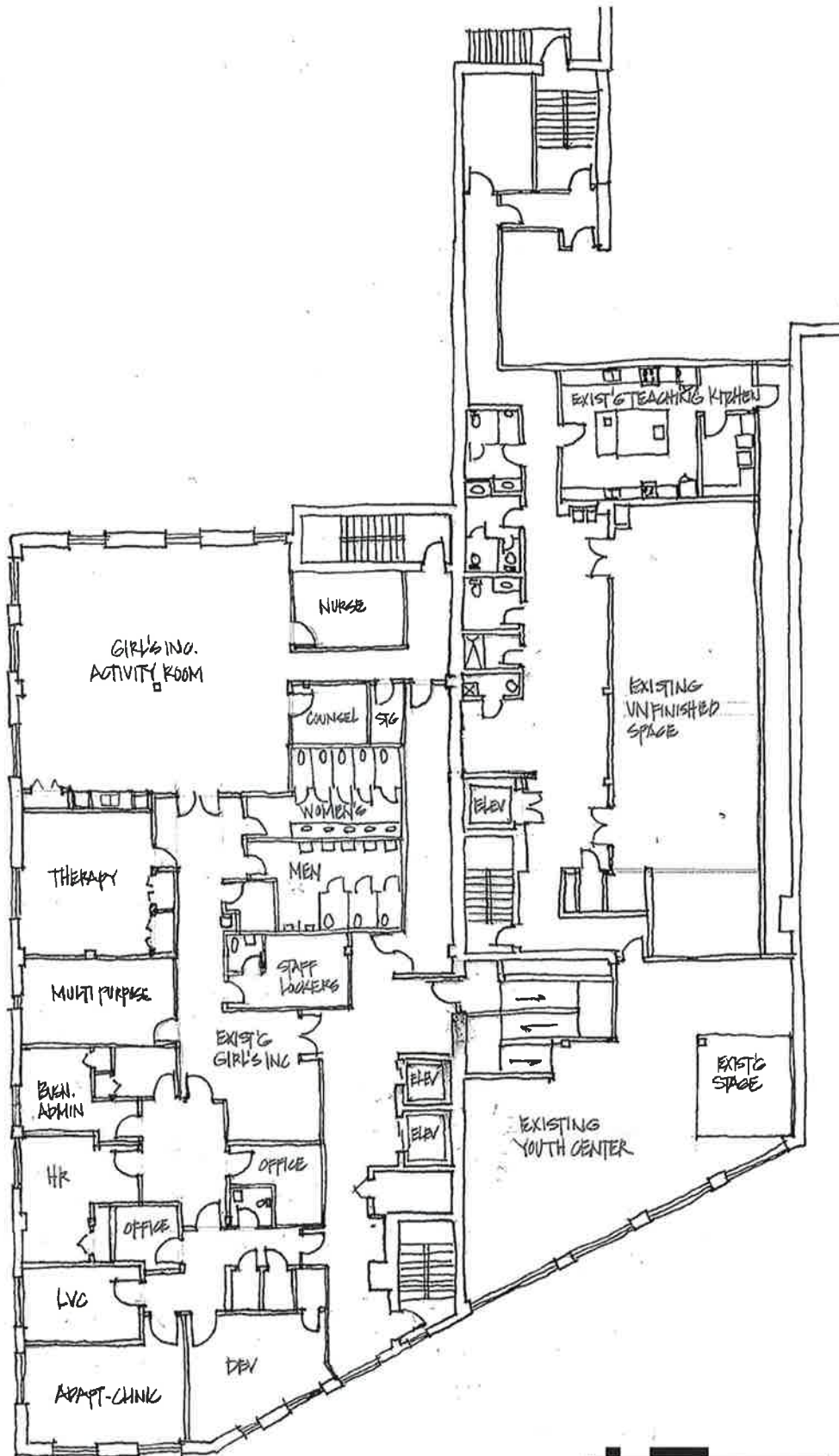
**NEW FIRST FLOOR
ENTRY/LOBBY
FLOOR PLAN**

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**



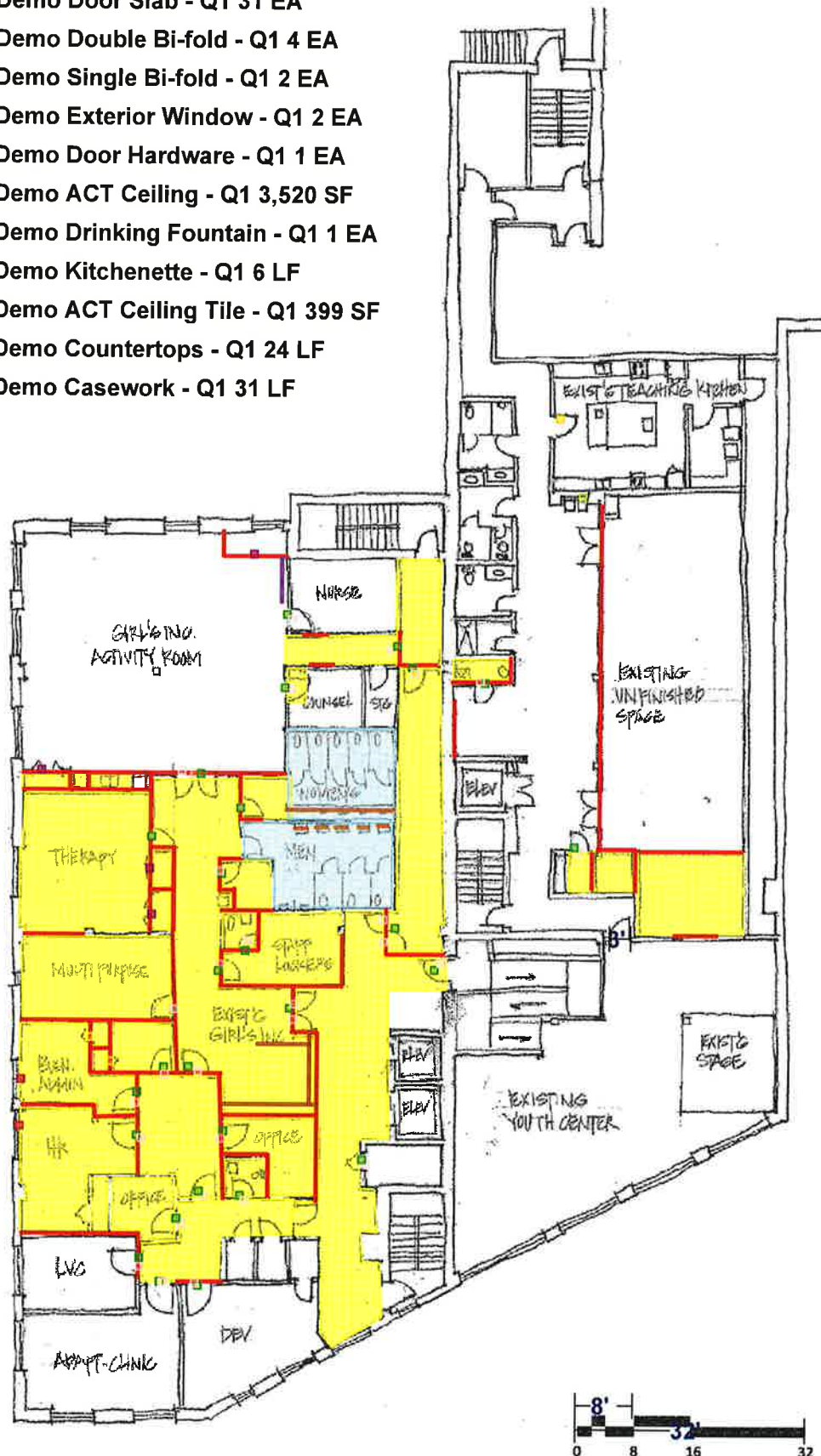
**NEW SECOND
 FLOOR SCHEMATIC
 FLOOR PLAN**

**SECOND FLOOR &
 LOBBY ENTRY
 SPACE PLAN
 AUGUST 2018**



**EXISTING SECOND
 FLOOR FLOOR PLAN**

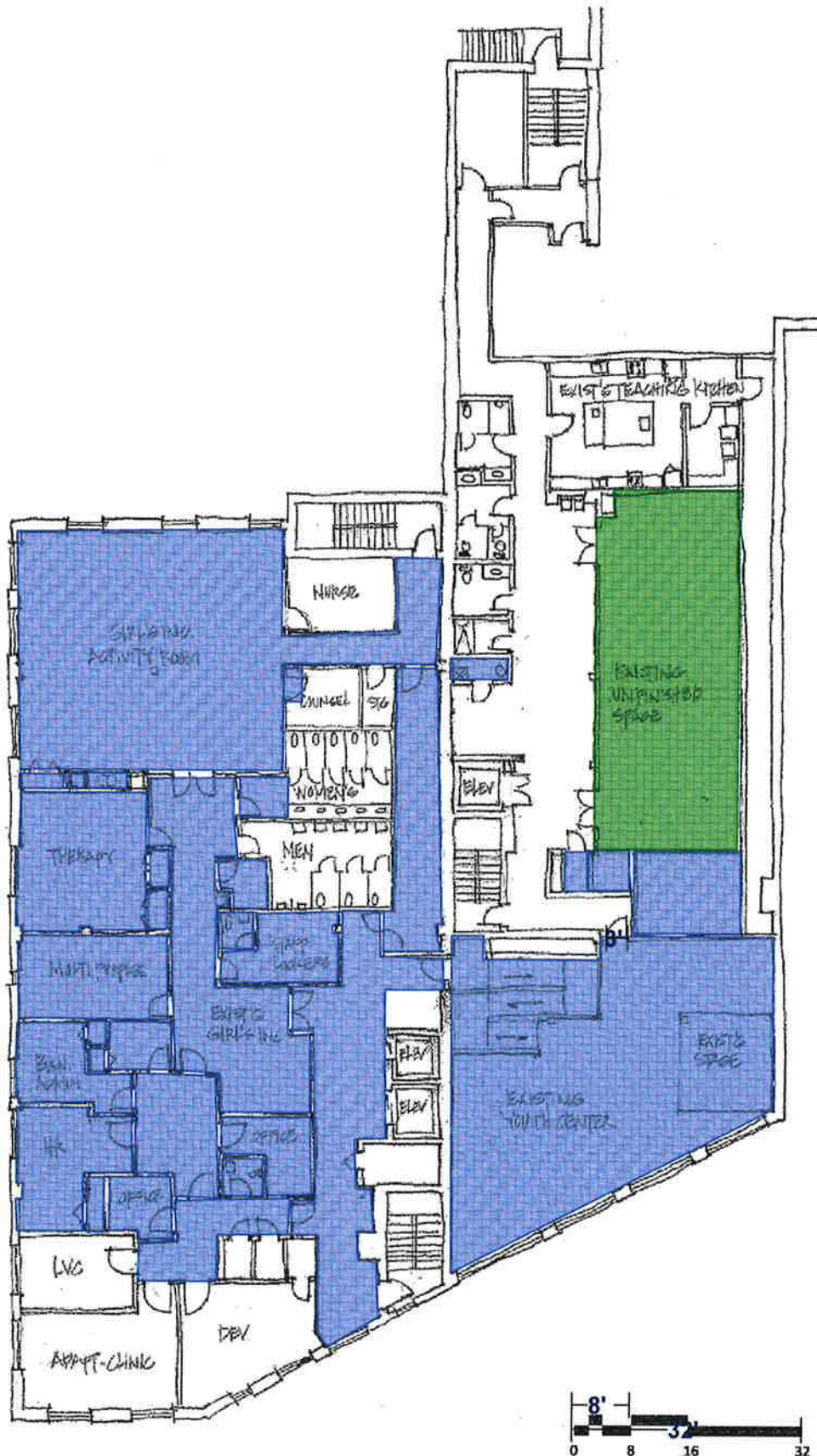
- Demo Walls - Q1 538 LF
- Demo Door Frame - Q1 28 EA
- Demo Door Slab - Q1 31 EA
- Demo Double Bi-fold - Q1 4 EA
- Demo Single Bi-fold - Q1 2 EA
- Demo Exterior Window - Q1 2 EA
- Demo Door Hardware - Q1 1 EA
- Demo ACT Ceiling - Q1 3,520 SF
- Demo Drinking Fountain - Q1 1 EA
- Demo Kitchenette - Q1 6 LF
- Demo ACT Ceiling Tile - Q1 399 SF
- Demo Countertops - Q1 24 LF
- Demo Casework - Q1 31 LF



**EXISTING SECOND
FLOOR FLOOR PLAN**

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**

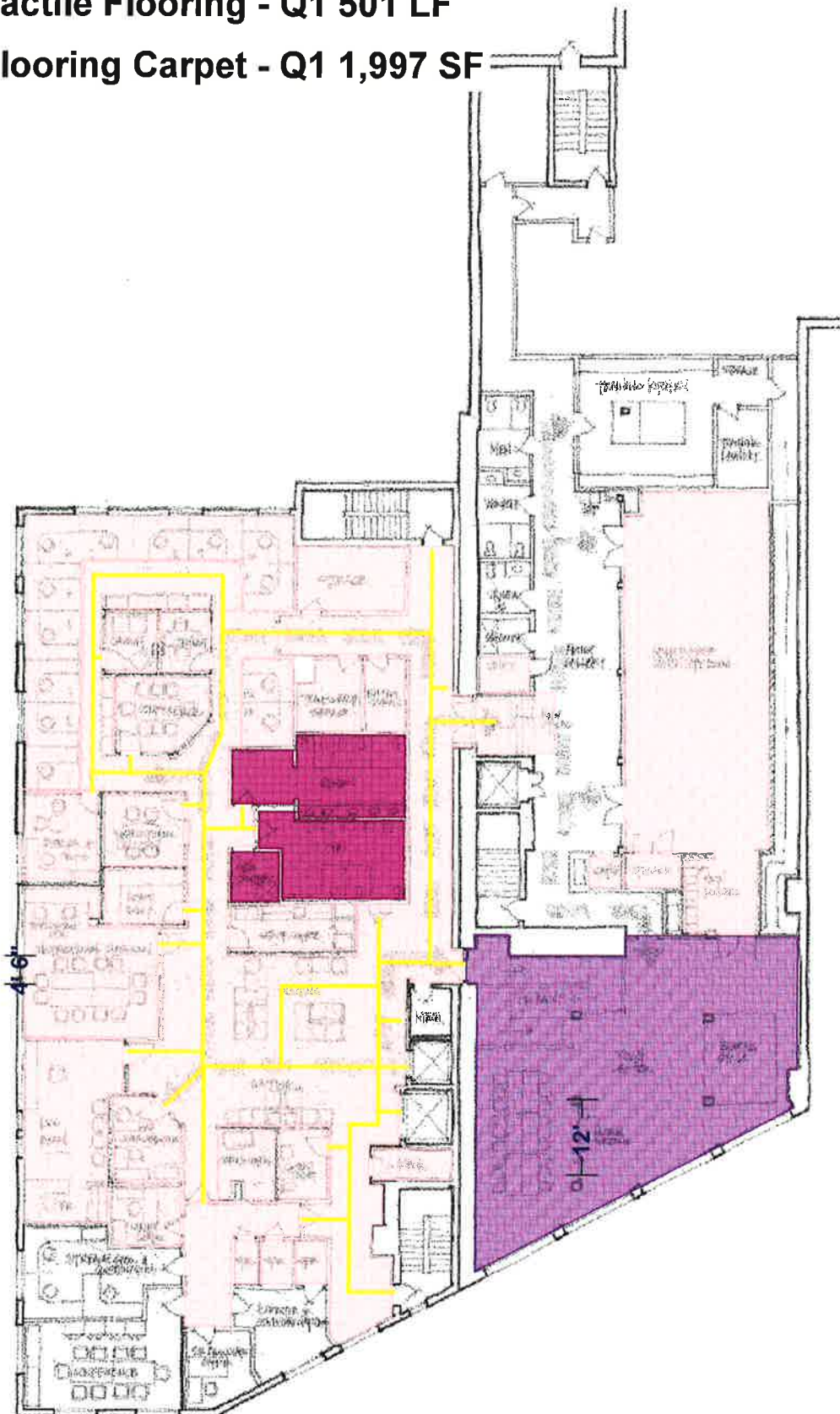
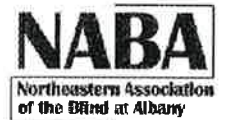
-  Demo Flooring - Q1 6,272 SF
-  Demo Flooring Abestos - Q1 985 SF



EXISTING SECOND FLOOR FLOOR PLAN

**SECOND FLOOR & LOBBY ENTRY SPACE PLAN
AUGUST 2018**

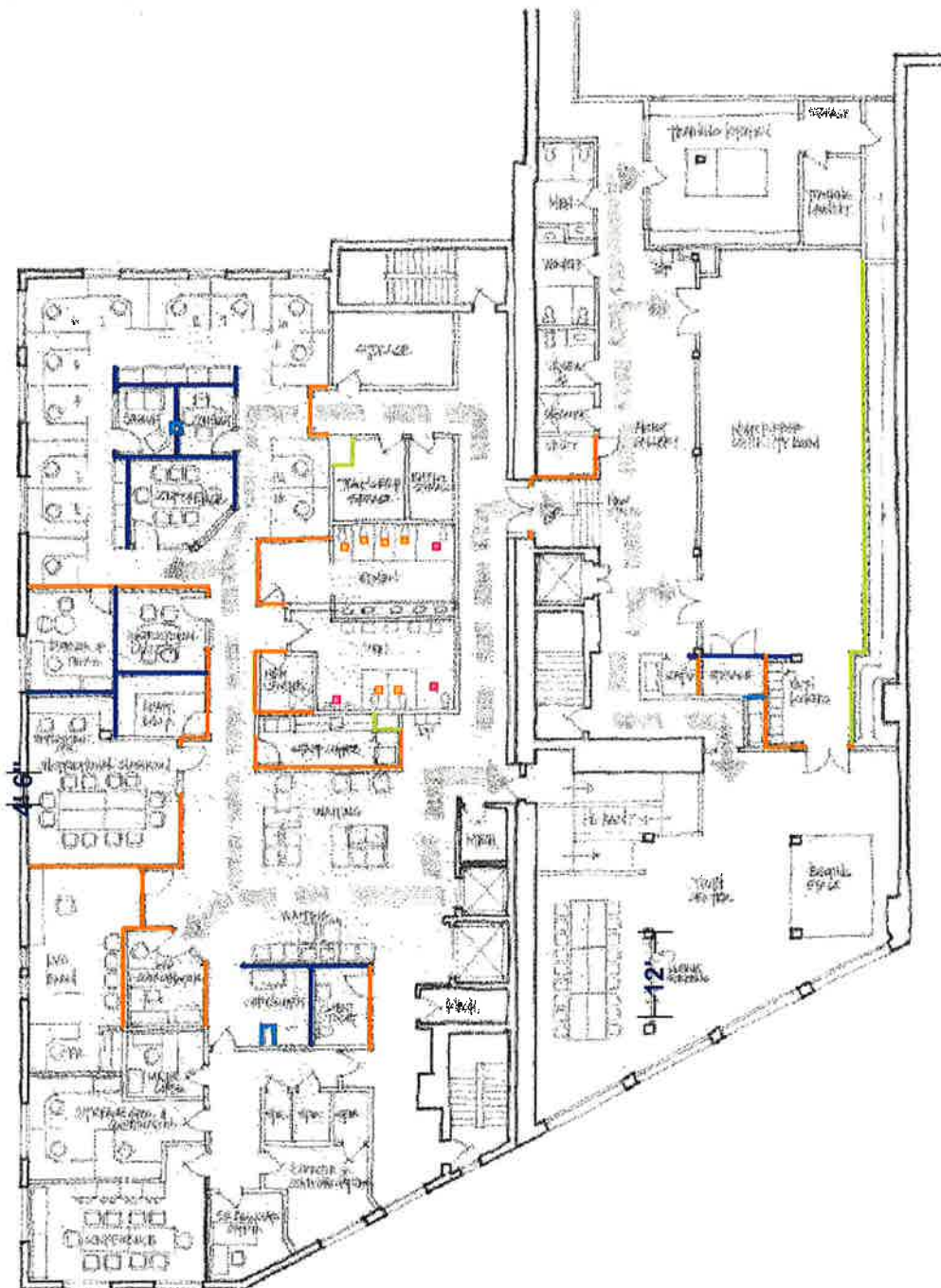
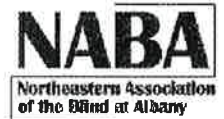
-  Flooring - Q1 8,342 SF
-  Flooring RR - Q1 632 SF
-  Tactile Flooring - Q1 501 LF
-  Flooring Carpet - Q1 1,997 SF



NEW SECOND FLOOR SCHEMATIC FLOOR PLAN

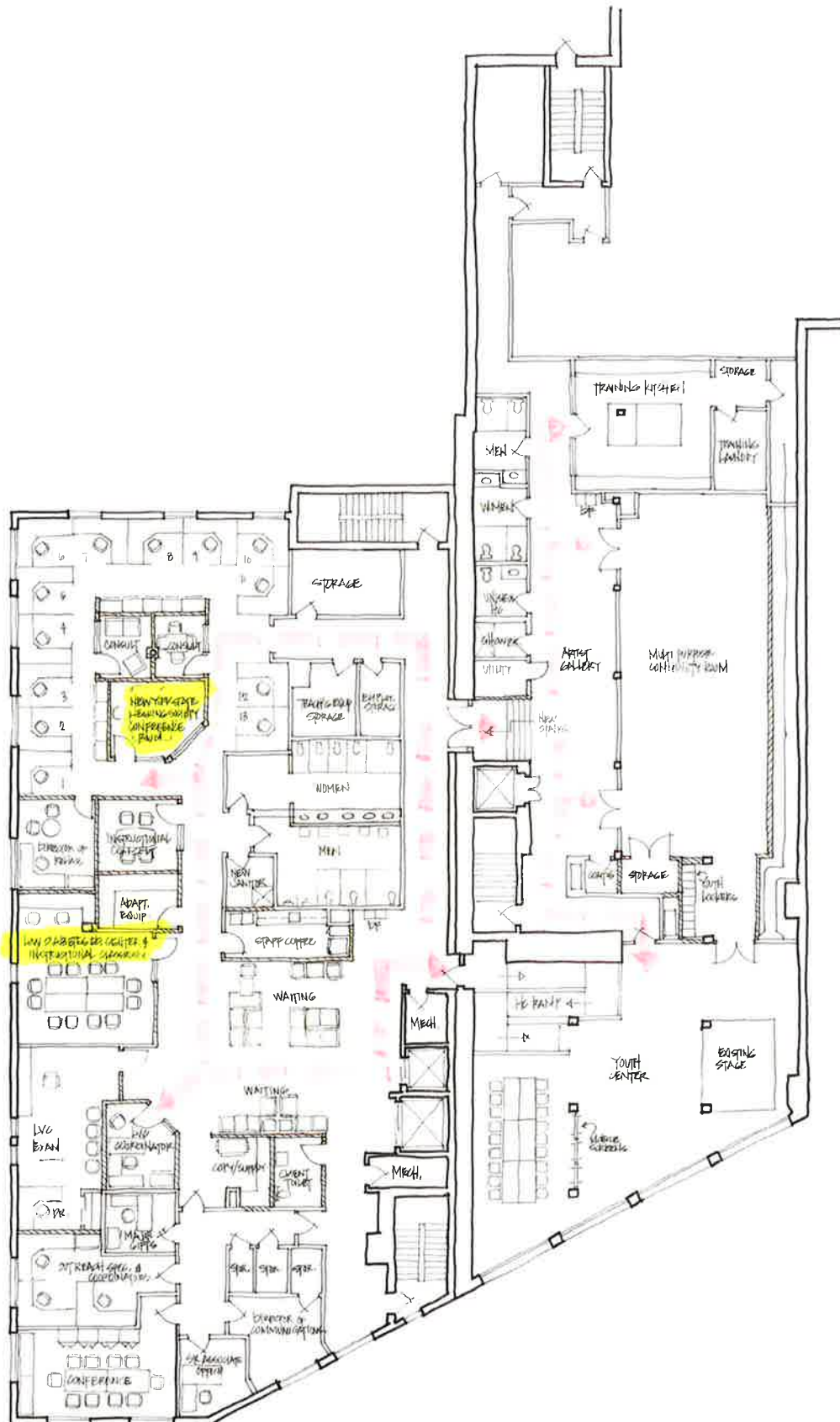
**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**

-  **New Partitions Chase - Q1 16 LF**
-  **New Partitions Full Height - Q1 258 LF**
-  **New Partitions Chase FH - Q1 84 LF**
-  **New Partitions - Q1 163 LF**
-  **Toilet Partitions Standard - Q1 6 EA**
-  **Toilet Partitions ADA - Q1 2 EA**
-  **Toilet Partitions Urinal - Q1 1 EA**



**NEW SECOND
FLOOR SCHEMATIC
FLOOR PLAN**

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**

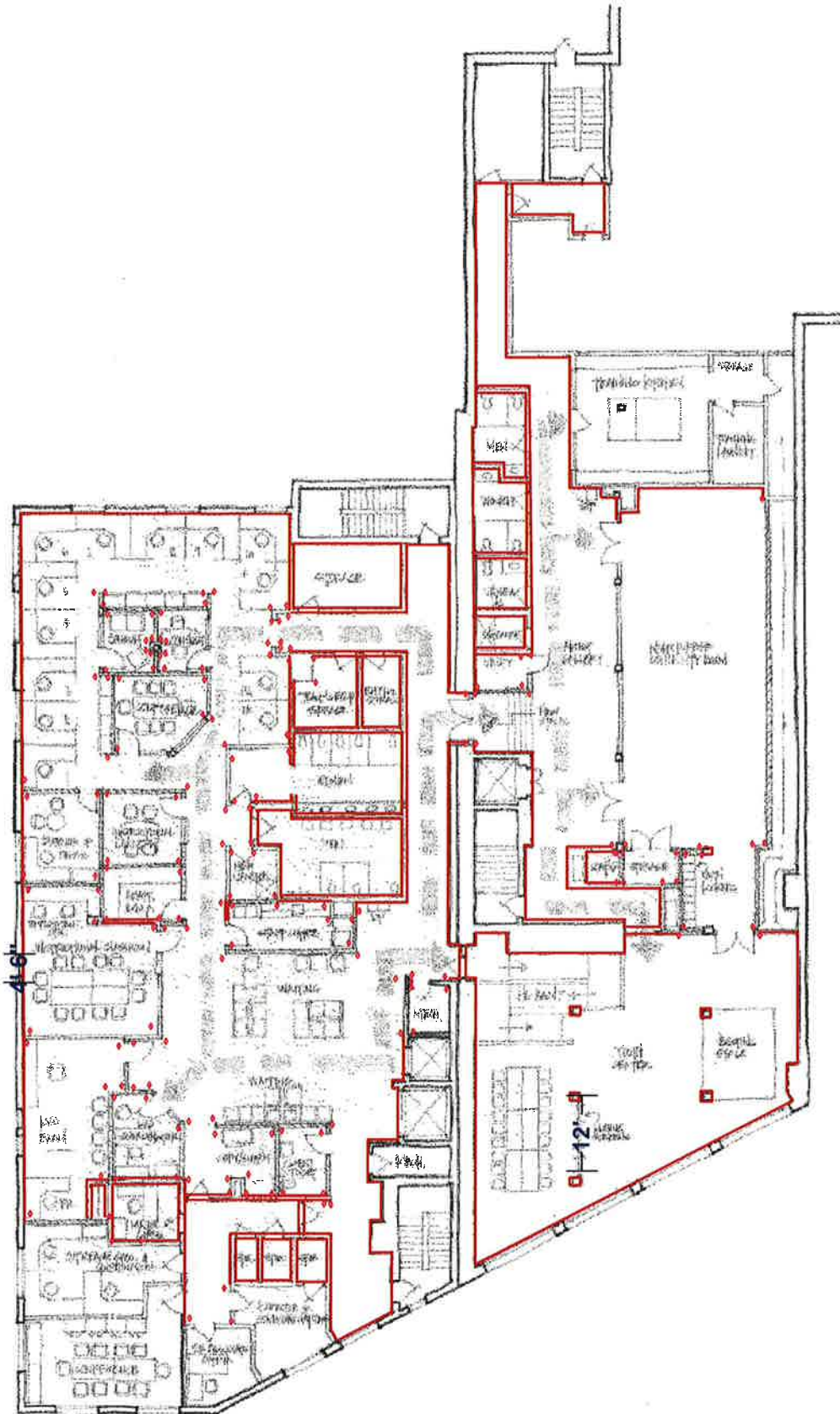


**NEW SECOND
FLOOR SCHEMATIC
FLOOR PLAN**

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
REV OCTOBER 2018**

 Touch Up Existing Walls 9' - Q1 1,723 LF

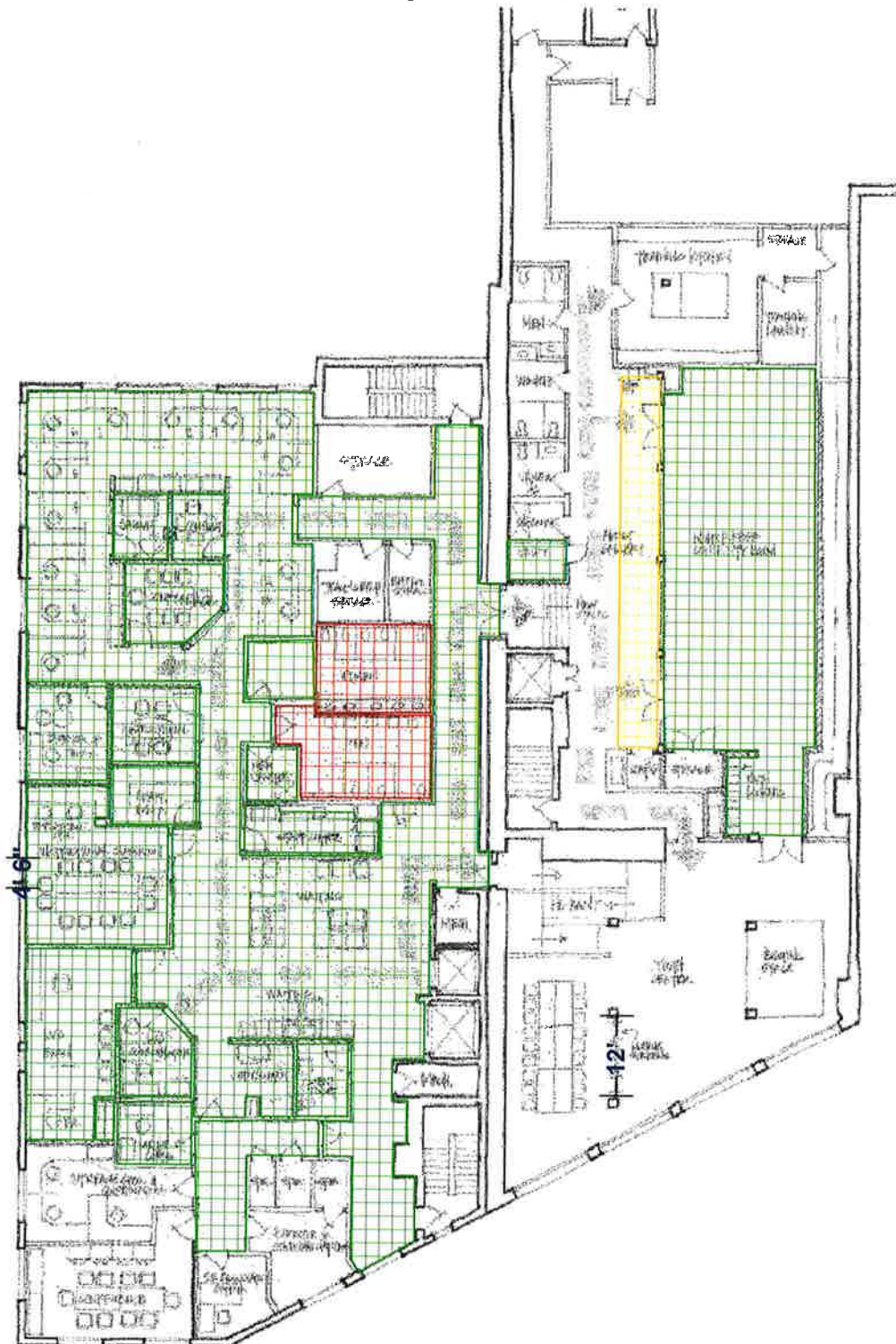
 Corner Bead - Q1 1,494 LF



**NEW SECOND
FLOOR SCHEMATIC
FLOOR PLAN**

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**

-  2'x2' ACT - Q1 7,756 SF
-  2'x2' ACT TILE ONLY - Q1 497 SF
-  2'x2' ACT Remove & Replace - Q1 327 SF



**NEW SECOND
FLOOR SCHEMATIC
FLOOR PLAN**

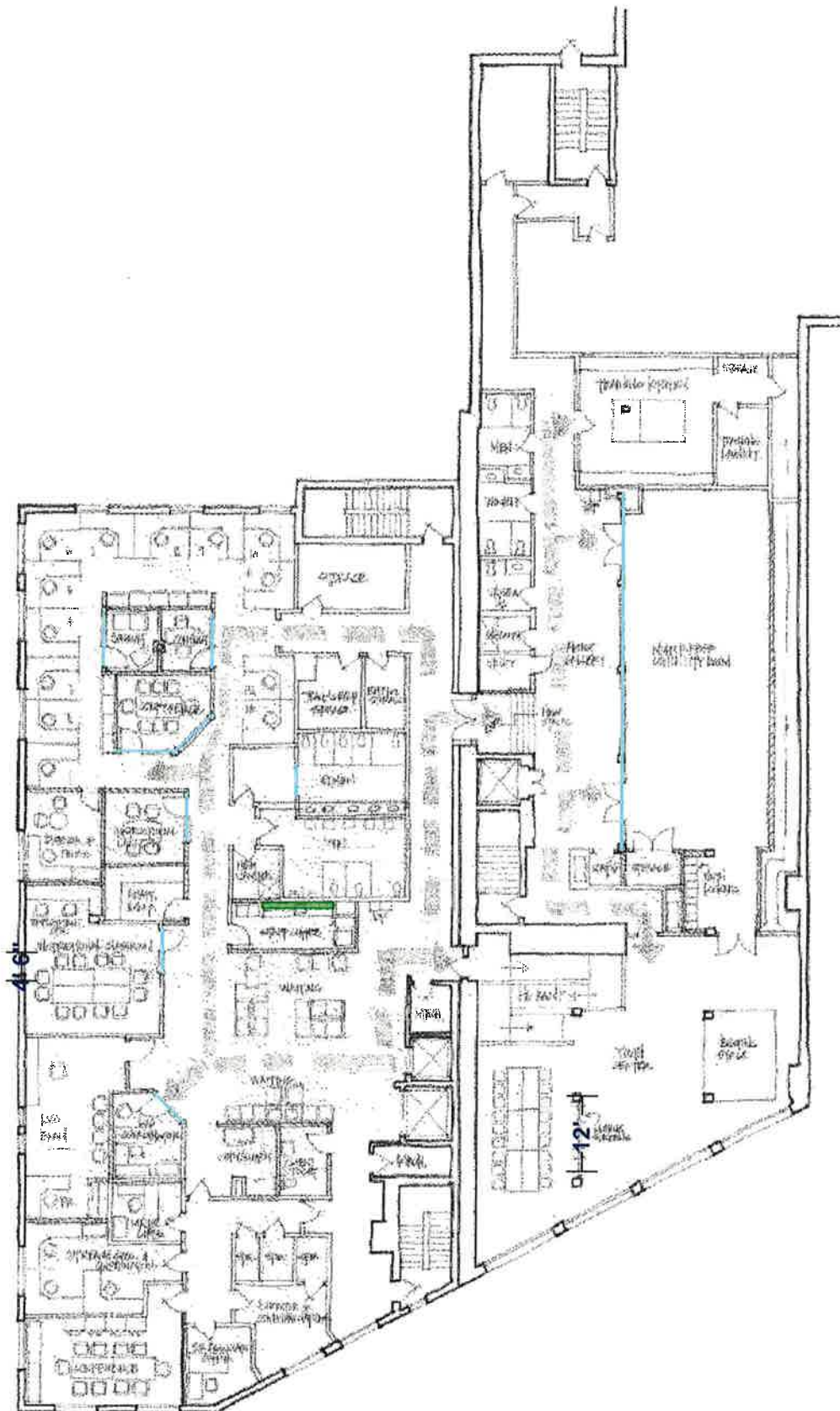
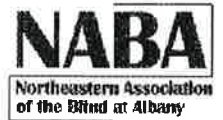
**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**



5" I Soffit - Q1 118 LF



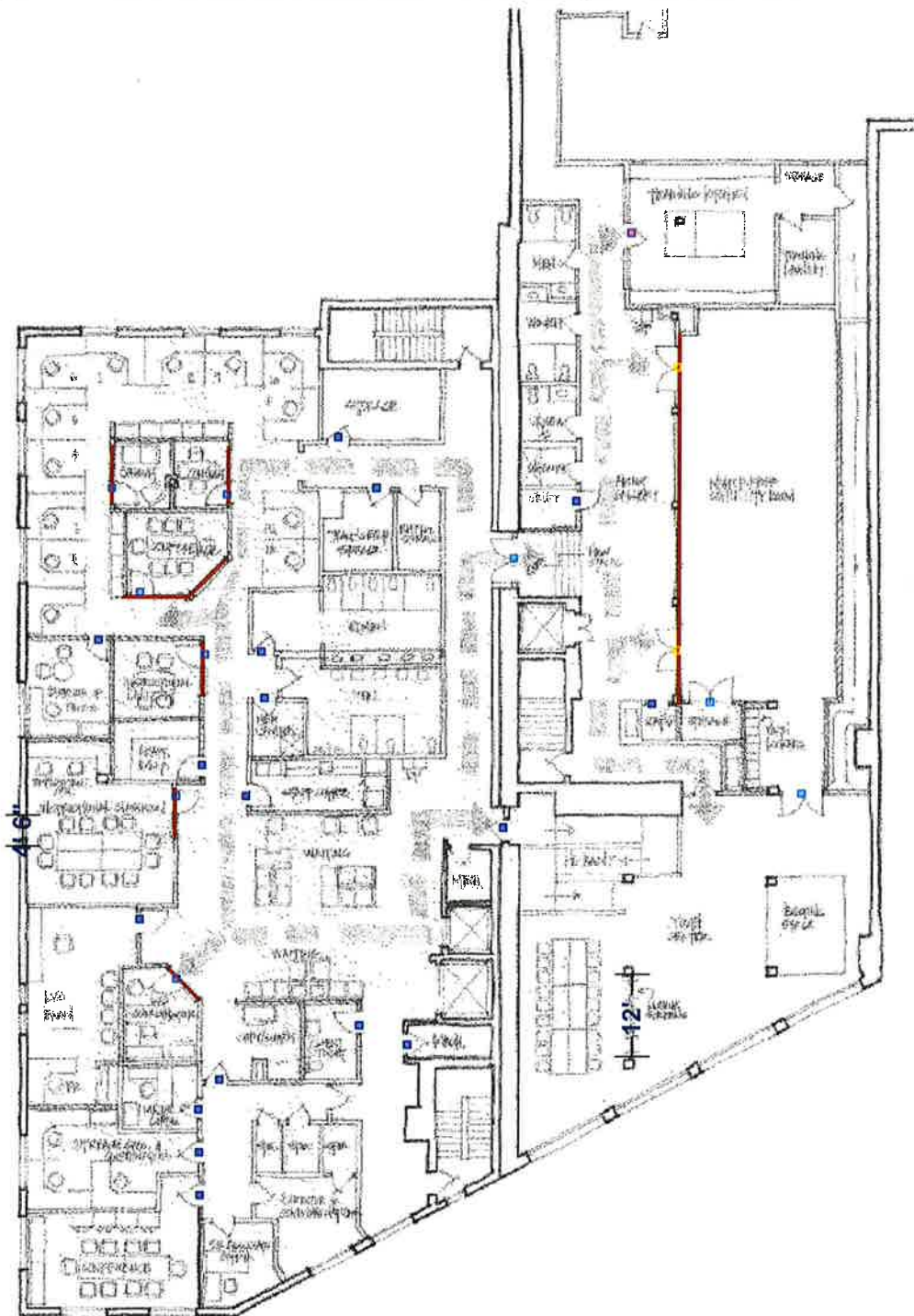
1'-0" L Soffit - Q1 11 LF



**NEW SECOND
FLOOR SCHEMATIC
FLOOR PLAN**

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**

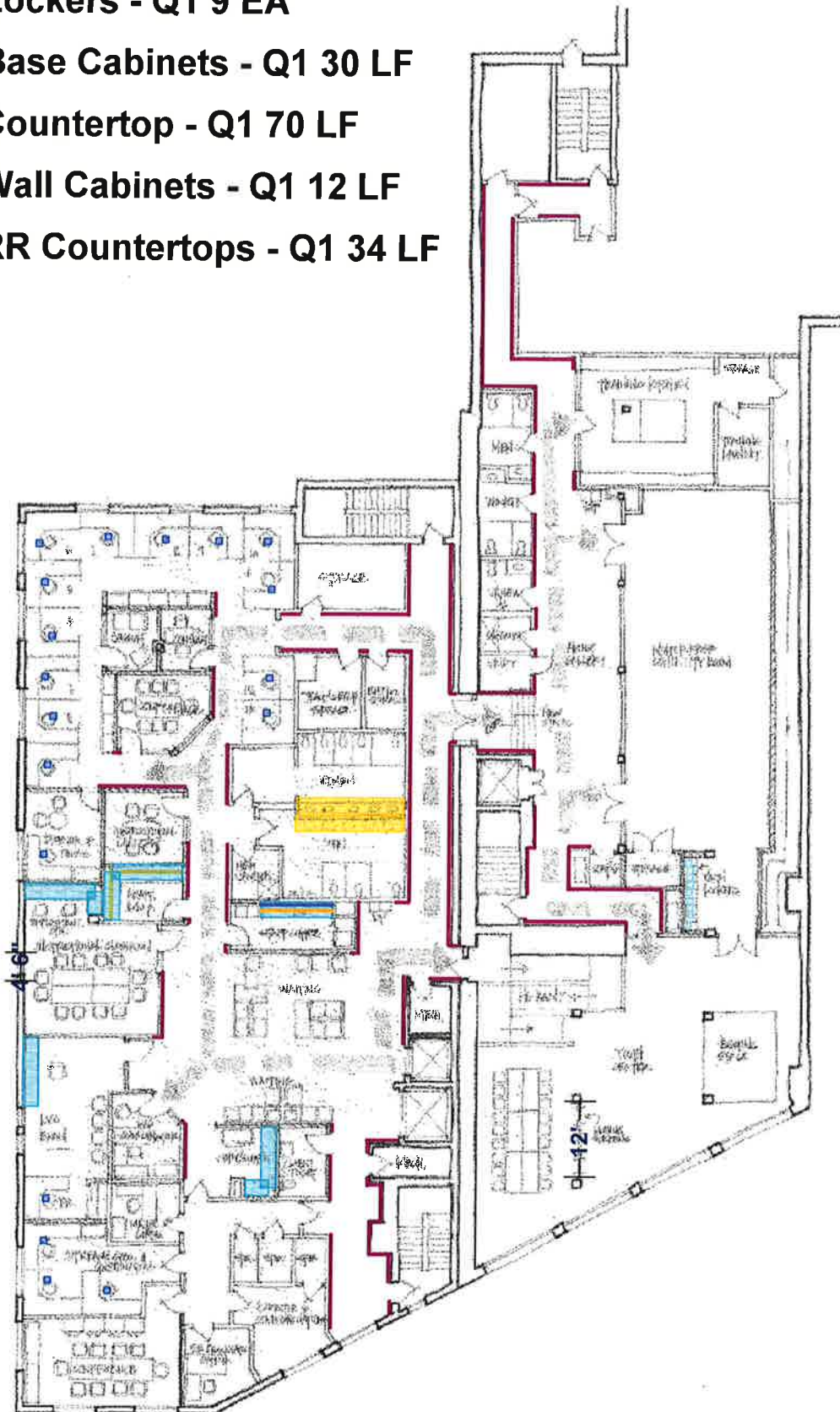
- New Locking Hardware Set - Q1 1 EA**
- Aluminum Storefront - Q1 109 LF**
- Aluminum Storefront Door Single - Q1 6 EA**
- Single WD Door, HW Frame and Hardware - Q1 17 EA**
- Double WD Door, HW Frame and Hardware - Q1 3 EA**
- Aluminum Storefront Door Double - Q1 2 EA**



**NEW SECOND
FLOOR SCHEMATIC
FLOOR PLAN**

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**

- Handrail - Q1 522 LF
- Workstation - Q1 18 EA
- Lockers - Q1 9 EA
- Base Cabinets - Q1 30 LF
- Countertop - Q1 70 LF
- Wall Cabinets - Q1 12 LF
- RR Countertops - Q1 34 LF



**NEW SECOND
FLOOR SCHEMATIC
FLOOR PLAN**

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**

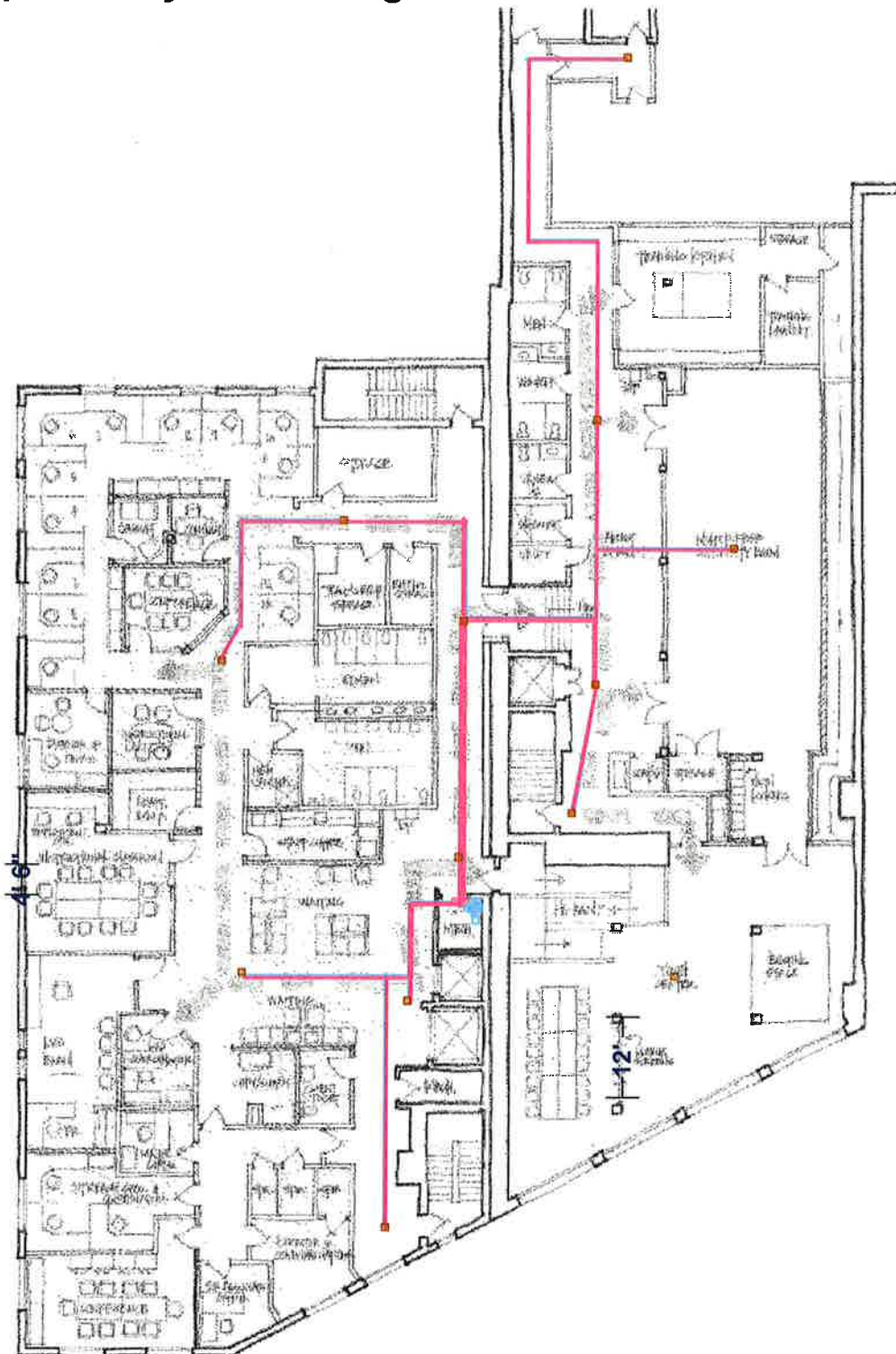
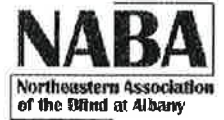
-  Electrical - Q1 9,441 SF
-  HVAC - Q1 8,392 SF
-  Plumbing - Q1 291 SF



**NEW SECOND
FLOOR SCHEMATIC
FLOOR PLAN**

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**

-  Speakers Location - Q1 13 EA
-  Speaker System Conduit - Q1 371 LF
-  Speaker System Conduit Down - Q1 20 LF
-  Speaker System Wiring - Q1 880 LF
-  Speaker System Wiring Down - Q1 130 LF



**NEW SECOND
FLOOR SCHEMATIC
FLOOR PLAN**

**SECOND FLOOR &
LOBBY ENTRY
SPACE PLAN
AUGUST 2018**

18102 - NABA - 2nd Floor Reno Only

Construction Budget Cost Only

Date: 3/7/2019



Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
010000.0		GENERAL REQUIREMENTS			
	013100.0	Project Office Personnel			
		Project Executive	16.00 Wk	248.00 /Wk	3,968
		Safety Officer	16.00 Wk	62.00 /Wk	992
		Project Support Services	16.00 Wk	212.00 /Wk	3,392
		Data Processing / MIS	1.00 LS	664.00 /LS	664
		Project Manager	16.00 Wk	1,660.00 /Wk	26,560
		Project Office Personnel			35,576
	013200.0	Field Personnel			
		Superintendent	16.00 Wk	2,400.00 /Wk	38,400
		General Superintendent	16.00 Wk	114.40 /Wk	1,830
		Rate Adjustment for Working Superintendent	16.00 Wk	100.00 /Wk	1,600
		Field Personnel			41,830
	013300.0	Administrative Requirement			
		Mailing / UPS / FedEx	16.00 Wk	50.00 /Wk	800
		Administrative Requirement			800
	014126.0	Permits			
		Permits: Building - By Owner	LS	/LS	
	015100.0	Temporary Utilities			
		Temporary Telephone Service: Sano-Rubin	4.00 Mo	200.00 /Mo	800
		Temporary Data Line: Road Runner Installation	1.00 LS	150.00 /LS	150
		Temporary Data Line: Road Runner Monthly Service	4.00 Mo	100.00 /Mo	400
		Temporary Water: Consumption	4.00 Mo	100.00 /Mo	400
		Temporary Toilet Service	4.00 Mo	95.00 /Mo	380
		Temporary First Aid/MSDS Program	4.00 Mo	75.00 /Mo	300
		Temporary Fire Protection	4.00 Mo	50.00 /Mo	200
		Temporary Utilities			2,630
	015200.0	Construction Facilities			
		Field Office : Sano-Rubin - within Bldg	4.00 Mo	/Mo	
		Field Office: Temporary Computer Equipment	4.00 Mo	120.00 /Mo	480
		Construction Facilities			480
	015410.0	Equipment Requirements			
		Small Tools & Consumables	4.00 Mo	250.00 /Mo	1,000
		Shop Trucking: Sano-Rubin	4.00 Mo	832.00 /Mo	3,328
		Equipment Requirements			4,328
	015600.0	Temp. Barrier & Enclosure			
		Safety Maintenance	16.00 Wk	181.00 /Wk	2,896
		Temp. Barrier & Enclosure			2,896
	017113.0	Mobilize / Demobilize			
		Project Mobilization	1.00 LS	1,124.00 /LS	1,124
		Project Demobilization	1.00 LS	824.00 /LS	824
		Mobilize / Demobilize			1,948
	017123.0	Field Engineering			
		Field Engineering & Layout (Sano-Rubin Work)	1.00 LS	1,124.00 /LS	1,124
		Field Engineering			1,124
	017400.0	Project Cleaning			
		Cleaning - Final Bldg. Clean - Subcontract Work	7,500.00 SF	0.26 /SF	1,926
		Weekly Cleaning: Building - with Subs	16.00 Wk	158.00 /Wk	2,528
		Dumpster Rental	4.00 Mo	1,200.00 /Mo	4,800

18102 - NABA - 2nd Floor Reno Only

Construction Budget Cost Only

Date: 3/7/2019



Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		Project Cleaning			9,254
	017700.0	Project Closeout			
		Punch List Work	1.00 LS	1,972.00 /LS	1,972
		Project Closeout			1,972
	017839.0	Project Record Documents			
		As Built / Record Drawings - by Super	1.00 LS	250.00 /LS	250
		Operations/Maintenance manuals - w Construction Administration	1.00 LS	250.00 /LS	250
		Project Record Documents			500
		GENERAL REQUIREMENTS		/SF	103,338
020000.0		EXISTING CONDITIONS			
	024119.0	Selective Demolition			
		Demo GWB/Metal Stud Partition (Based on 12')	5,716.00 SF	1.24 /SF	7,069
		Demo Acoustical Ceiling System	3,608.00 SF	1.04 /SF	3,740
		Load & Remove Debris	6.00 CD	1,184.00 /CD	7,104
		Demolition Dumpsters	12.00 Ea	600.00 /Ea	7,200
		Remove Base Cabinets Casework & Kitchenette	14.00 Ea	74.00 /Ea	1,036
		Remove Countertop	68.00 LF	11.84 /LF	805
		Remove Wall Cabinets Casework & Kitchenette	12.00 Ea	74.00 /Ea	888
		Remove Door Frame	26.00 Ea	74.00 /Ea	1,924
		Remove Door	39.00 Ea	24.67 /Ea	962
		Remove Flooring	4,955.00 SF	1.04 /SF	5,137
		Remove Vinyl Base	1,530.00 LF	1.01 /LF	1,540
		Remove Handrail w/Brackets	91.00 LF	5.92 /LF	539
		Remove Toilet Partitions	9.00 Ea	65.78 /Ea	592
		Remove Acoustical Ceiling Tile Only	440.00 SF	0.92 /SF	405
		Selective Demolition		/SF	38,941
		EXISTING CONDITIONS		/SF	38,941
060000.0		WOOD & PLASTICS			
	064000.0	Architectural Woodwork			
		Base cabinet, plastic laminate	12.00 Ea	387.25 /Ea	4,647
		Base cabinet filler, plastic laminate	12.00 Ea	46.81 /Ea	562
		Wall cabinet, plastic laminate	8.00 Ea	333.17 /Ea	2,665
		Wall cabinet filler, plastic laminate	8.00 Ea	53.08 /Ea	425
		Countertop, plastic laminate	74.00 LF	54.54 /LF	4,036
		Architectural woodwork; unload & distribute	1.00 LS	523.50 /LS	524
		Architectural Woodwork		/SF	12,858
	066000.0	Solid Surface Fabrication			
		Countertop, solid surface at TR	36.00 LF	114.54 /LF	4,124
		Countertop, add for sink cut-out	10.00 Ea	279.08 /Ea	2,791
		Solid Surface Fabrication		/LS	6,914
		WOOD & PLASTICS		/SF	19,773
080000.0		OPENINGS			
	081100.1	Doors, Frames & Hardware			
		Single wood door, HM frame & hardware	15.00 Set	1,823.50 /Set	27,353
		Doors, Frames & Hardware		/Lvs	27,353
	084100.0	Entrances & Storefronts			
		Alum. Storefront Subcontractor	462.00 SF	75.00 /SF	34,650
		Alum. Storefront - Doors w/ Hardware	6.00 Lvs	1,600.00 /Lvs	9,600
		Entrances & Storefronts		/SF	44,250
		OPENINGS		/SF	71,603
090000.0		FINISHES			

18102 - NABA - 2nd Floor Reno Only

Construction Budget Cost Only

Date: 3/7/2019



Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	092900.0	Gypsum Board			
		5/8" X Gypsum Wallboard	10,092.60 SF	1.49 /SF	15,072
		5/8" X GWB Soffit	857.85 SF	3.82 /SF	3,277
		Tape 3 Coat - Wall - Existing Walls	9,357.00 SF	0.58 /SF	5,427
		Tape 3 Coat - Wall	7,074.00 SF	1.31 /SF	9,253
		Tape 3 Coat - Soffit	197.00 SF	2.63 /SF	519
		Tape 1 Coat - Wall	2,538.00 SF	0.65 /SF	1,660
		Tape 1 Coat - Soffit	620.00 SF	0.81 /SF	502
		Standard Wall Corner Bead	1,366.00 LF	0.77 /LF	1,052
		Standard Wall Corner Bead	142.80 LF	0.72 /LF	103
		3 5/8" 20 Ga Stud	3,998.40 LF	2.70 /LF	10,782
		3 5/8" 20 Ga Stud @ Soffit	394.80 LF	5.02 /LF	1,983
		3 5/8" 20 Ga Bracing @ Soffit	131.50 LF	5.02 /LF	661
		3 5/8" 20 Ga Top Track	185.85 LF	2.71 /LF	503
		3 5/8" 20 Ga Track @ Soffit	180.60 LF	5.03 /LF	909
		3 5/8" 20 Ga Deflection Track	240.45 LF	2.78 /LF	668
		3 5/8" 20 Ga Bottom Track	426.30 LF	2.71 /LF	1,154
		R-11 (3 1/2") Unfaced Batt Insulation	4,962.00 SF	0.72 /SF	3,553
		Gypsum Board		/SF	57,076
	095100.0	Acoustical Ceiling			
		Hanger Wire	505.20 Ea	8.54 /Ea	4,314
		Shadowline Wall Angle 15/16"	1,768.00 LF	2.26 /LF	3,993
		15/16" Main Tee	1,856.61 LF	2.61 /LF	4,847
		15/16" 4' Cross Tee	884.10 Ea	7.23 /Ea	6,388
		15/16" 2' Cross Tee - 2x2 Grid	1,060.92 Ea	4.22 /Ea	4,472
		Ceiling Tile 2' x 2' Tegular Edge	7,620.37 SF	4.21 /SF	32,053
		Acoustical Ceiling		/SF	56,066
	096500.0	Resilient Flooring			
		Rubber Tiles - Way Finding	1,110.00 SF	13.50 /SF	14,985
		Resilient Flooring		/SF	14,985
	096800.0	Carpet			
		Ceramic Tile RR	664.00 SF	12.00 /SF	7,968
		Vinyl Tile	6,965.00 SF	4.00 /SF	27,860
		Rubber base - 4"	2,033.00 LF	1.00 /LF	2,033
		Carpet		/SY	37,861
	099100.0	Painting			
		Paint - drywall partition, new	7,075.00 SF	0.85 /SF	6,014
		Paint - drywall partition, existing	9,357.00 SF	0.65 /SF	6,082
		Paint - drywall ceiling/soffit, new	197.00 SF	2.00 /SF	394
		Paint - hollow metal frame	15.00 Ea	100.00 /Ea	1,500
		Painting		/SF	13,990
		FINISHES		/SF	179,979
100000.0		SPECIALTIES			
	101400.0	Signage			
		Building Directory (Acrylic 2'x2')	1.00 Ea	1,386.00 /Ea	1,386
		Signage		/Ea	1,386
	102100.0	Compartments and Cubicles			
		Toilet Partition: furnish and deliver Allowance	1.00 LS	7,500.00 /LS	7,500
		Toilet Partition - std. stall - HDPE	6.00 Ea	241.25 /Ea	1,448
		Toilet Partition - handicap stall - HDPE	2.00 Ea	289.79 /Ea	580
		Urinal screen - HDPE	1.00 Ea	72.39 /Ea	72
		Toilet Partition - unload & distribute	9.00 Ea	74.00 /Ea	666

18102 - NABA - 2nd Floor Reno Only

Construction Budget Cost Only

Date: 3/7/2019



Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		Compartments and Cubicles		/Ea	10,265
	102600.0	Wall & Corner Guards			
		Handrail - 1-1/2" Round Paint Grade Allowance	325.00 LF	20.98 /LF	6,819
		Wall & Corner Guards		/LF	6,819
		SPECIALTIES		/SF	18,470
120000.0		FURNISHINGS			
	122000.0	Window Treatment			
		Shades - manual	2.00 Ea	300.00 /Ea	600
		Window Treatment		/SF	600
	123100.0	Manufact. Metal Casework			
		<i>Workstations - Contemporary (Incl. Chair) - By Owner</i>	0.00 Ea	0.00 /Ea	0
		<i>Waiting Room - By Owner</i>	0.00 LS	0.00 /LS	0
		FURNISHINGS		/SF	600
210000.0		FIRE SUPPRESSION			
	210001.0	Fire Protection			
		Sprinkler Subcontractor Relocate Heads Allowance	7,142.00 SF	2.50 /SF	17,855
		Fire Protection		/SF	17,855
		FIRE SUPPRESSION		/SF	17,855
220000.0		PLUMBING			
	220001.0	Plumbing			
		SK	1.00 Ea	4,000.00 /Ea	4,000
		Mop Sink	2.00 Ea	1,000.00 /Ea	2,000
		Demo SK at TR	10.00 Ea	100.00 /Ea	1,000
		Connect SK at TR	10.00 Ea	500.00 /Ea	5,000
		Disconnect/Reinstall Lav at TR	8.00 Ea	200.00 /Ea	1,600
		Plumbing		/SF	13,600
		PLUMBING		/SF	13,600
230000.0		HVAC			
	230001.0	HVAC			
		HVAC Subcontractor Allowance	6,865.00 SF	10.00 /SF	68,650
		HVAC		/SF	68,650
		HVAC		/SF	68,650
260000.0		ELECTRICAL			
	260001.0	Electrical			
		Electrical Subcontractor Allowance	7,630.00 SF	15.00 /SF	114,450
		Electrical		/SF	114,450
		ELECTRICAL		/SF	114,450
270000.0		COMMUNICATION			
	275000.0	Audio-Video Communications			
		Sound System Allowance	7.00 Ea	2,500.00 /Ea	17,500
		Audio-Video Communications		/Ea	17,500
		COMMUNICATION		/SF	17,500
		Phase 1			664,758

18102 - NABA - 2nd Floor Reno Only

Construction Budget Cost Only

Date: 3/7/2019



Partial Totals

Description	Amount	Totals	Rate
Labor	213,335		
Material	107,683		
Subcontract	<u>343,741</u>		
	664,759	664,759	
ig Contingency - %	<u>66,476</u>		10.000 %
	66,476	731,235	
on Phase Fee - LS			
nstruction Fee - %	<u>43,874</u>		6.000 %
	43,874	775,109	
Insurance; Liability	<u>4,052</u>		0.520 %
	4,052	779,161	
Partial Total		779,161	

18102 - NABA - 2nd Floor Reno Only

Construction Budget Cost Only

Date: 3/7/2019



Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
010000.0		GENERAL REQUIREMENTS			
	013100.0	Project Office Personnel			
		Project Executive	8.00 Wk	248.00 /Wk	1,984
		Safety Officer	8.00 Wk	62.00 /Wk	496
		Project Support Services	8.00 Wk	212.00 /Wk	1,696
		Data Processing / MIS	1.00 LS	664.00 /LS	664
		Project Manager	8.00 Wk	1,660.00 /Wk	13,280
		Project Office Personnel			18,120
	013200.0	Field Personnel			
		Superintendent	8.00 Wk	2,400.00 /Wk	19,200
		General Superintendent	8.00 Wk	114.40 /Wk	915
		Rate Adjustment for Working Superintendent	8.00 Wk	100.00 /Wk	800
		Field Personnel			20,915
	013300.0	Administrative Requirement			
		Mailing / UPS / FedEx	8.00 Wk	50.00 /Wk	400
		Administrative Requirement			400
	014126.0	Permits			
		Permits: Building - By Owner	LS	/LS	
	015100.0	Temporary Utilities			
		Temporary Telephone Service: Sano-Rubin	2.00 Mo	200.00 /Mo	400
		Temporary Data Line: Road Runner Monthly Service	2.00 Mo	100.00 /Mo	200
		Temporary Water: Consumption	2.00 Mo	100.00 /Mo	200
		Temporary Toilet Service	2.00 Mo	95.00 /Mo	190
		Temporary First Aid/MSDS Program	2.00 Mo	75.00 /Mo	150
		Temporary Fire Protection	2.00 Mo	50.00 /Mo	100
		Temporary Utilities			1,240
	015200.0	Construction Facilities			
		Field Office : Sano-Rubin - within Bldg	2.00 Mo	/Mo	
		Field Office: Temporary Computer Equipment	2.00 Mo	120.00 /Mo	240
		Construction Facilities			240
	015410.0	Equipment Requirements			
		Small Tools & Consumables	2.00 Mo	250.00 /Mo	500
		Shop Trucking: Sano-Rubin	2.00 Mo	832.00 /Mo	1,664
		Equipment Requirements			2,164
	015600.0	Temp. Barrier & Enclosure			
		Safety Maintenance	8.00 Wk	181.00 /Wk	1,448
		Temp. Barrier & Enclosure			1,448
	017113.0	Mobilize / Demobilize			
		Project Mobilization	1.00 LS	1,124.00 /LS	1,124
		Project Demobilization	1.00 LS	824.00 /LS	824
		Mobilize / Demobilize			1,948
	017123.0	Field Engineering			
		Field Engineering & Layout (Sano-Rubin Work)	1.00 LS	1,124.00 /LS	1,124
		Field Engineering			1,124
	017400.0	Project Cleaning			
		Cleaning - Final Bldg. Clean - Subcontract Work	4,300.00 SF	0.26 /SF	1,104
		Weekly Cleaning: Building - with Subs	8.00 Wk	158.00 /Wk	1,264
		Dumpster Rental	2.00 Mo	1,200.00 /Mo	2,400
		Project Cleaning			4,768
	017700.0	Project Closeout			

18102 - NABA - 2nd Floor Reno Only

Construction Budget Cost Only

Date: 3/7/2019



Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	017700.0	Project Closeout			
		Punch List Work	1.00 LS	1,972.00 /LS	1,972
		Project Closeout			1,972
	017839.0	Project Record Documents			
		As Built / Record Drawings - by Super	1.00 LS	250.00 /LS	250
		Operations/Maintenance manuals - w Construction Administration	1.00 LS	250.00 /LS	250
		Project Record Documents			500
		GENERAL REQUIREMENTS		/SF	54,839
020000.0		EXISTING CONDITIONS			
	024119.0	Selective Demolition			
		Demo GWB/Metal Stud Partition (Based on 12')	1,277.00 SF	1.24 /SF	1,579
		Demo Acoustical Ceiling System	264.00 SF	1.04 /SF	274
		Load & Remove Debris	3.00 CD	1,184.00 /CD	3,552
		Demolition Dumpsters	6.00 Ea	600.00 /Ea	3,600
		Remove Door Frame	2.00 Ea	74.00 /Ea	148
		Remove Door	2.00 Ea	24.67 /Ea	49
		Remove Door Hardware	1.00 Ea	18.50 /Ea	19
		Remove Flooring	1,945.00 SF	1.04 /SF	2,016
		Remove Vinyl Base	315.00 LF	1.01 /LF	317
		Remove & Salvage Acoustical Tile Ceiling System	360.00 SF	1.15 /SF	414
		Selective Demolition		/SF	11,968
	024200.0	Cut & Patch			
		Cut & Demo - CMU Masonry Partition	106.00 SF	30.23 /SF	3,204
		Cut & Patch		/SF	3,204
	028200.0	Asbestos Abatement			
		Asbestos Abatement - Flooring Multipurpose Room	1,084.00 SF	7.00 /SF	7,588
		Asbestos Abatement		/SF	7,588
		EXISTING CONDITIONS		/SF	22,760
060000.0		WOOD & PLASTICS			
	061100.0	Wood Framing			
		Floor Framing @ Ramp - Existing to Remain	0.00 LS	0.00 /LS	0
		Reinstall Stage - Existing to Remain	0.00 LS	0.00 /LS	0
	064300.1	Wood Stairs & Railings			
		Wood stair complete	99.00 SF	37.64 /SF	3,726
		Wood Stairs & Railings		/SF	3,726
		WOOD & PLASTICS		/SF	3,726
080000.0		OPENINGS			
	081100.1	Doors, Frames & Hardware			
		Single wood door, HM frame & hardware	2.00 Set	1,823.50 /Set	3,647
		Pair wood doors, double HM frame & hardware	3.00 Set	2,885.25 /Set	8,656
		Doors, Frames & Hardware		/Lvs	12,303
	084100.0	Entrances & Storefronts			
		Alum. Storefront Subcontractor	454.00 SF	75.00 /SF	34,050
		Alum. Storefront - Doors w/ Hardware	4.00 Lvs	1,600.00 /Lvs	6,400
		Entrances & Storefronts		/SF	40,450
	087100.0	Door Hardware			
		Door Hardware by sets @ existing Kitchen door	1.00 Lvs	789.50 /Lvs	790
		Door Hardware		/Lvs	790

18102 - NABA - 2nd Floor Reno Only

Construction Budget Cost Only

Date: 3/7/2019



Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
090000.0	092900.0	OPENINGS		/SF	53,542
		FINISHES			
		Gypsum Board			
		5/8" X Gypsum Wallboard	2,688.00 SF	1.49 /SF	4,014
		5/8" X GWB Soffit	761.25 SF	3.82 /SF	2,908
		Tape 3 Coat - Wall - Existing Walls	6,927.00 SF	0.58 /SF	4,018
		Tape 3 Coat - Wall	1,728.00 SF	1.31 /SF	2,260
		Tape 3 Coat - Soffit	145.00 SF	2.63 /SF	382
		Tape 1 Coat - Wall	832.00 SF	0.65 /SF	544
		Tape 1 Coat - Soffit	580.00 SF	0.81 /SF	470
		Standard Wall Corner Bead	278.00 LF	0.77 /LF	214
		Standard Wall Corner Bead	121.80 LF	0.72 /LF	88
		3 5/8" 20 Ga Stud	1,516.20 LF	2.70 /LF	4,089
		3 5/8" 20 Ga Stud @ Soffit	283.50 LF	5.02 /LF	1,424
		3 5/8" 20 Ga Bracing @ Soffit	123.02 LF	5.02 /LF	618
		3 5/8" 20 Ga Top Track	18.90 LF	2.71 /LF	51
		3 5/8" 20 Ga Track @ Soffit	121.80 LF	5.03 /LF	613
		3 5/8" 20 Ga Deflection Track	121.80 LF	2.78 /LF	338
		3 5/8" 20 Ga Bottom Track	140.70 LF	2.71 /LF	381
		R-11 (3 1/2") Unfaced Batt Insulation	1,804.00 SF	0.72 /SF	1,292
		Gypsum Board		/SF	23,703
		Acoustical Ceiling			
		Hanger Wire	143.53 Ea	8.54 /Ea	1,226
		Shadowline Wall Angle 15/16"	256.00 LF	1.61 /LF	412
		Shadowline Wall Angle 15/16"	100.00 LF	2.26 /LF	226
		15/16" Main Tee	432.70 LF	2.61 /LF	1,130
		15/16" Main Tee	94.76 LF	2.01 /LF	191
		15/16" 4' Cross Tee	206.05 Ea	7.23 /Ea	1,489
		15/16" 4' Cross Tee	45.13 Ea	4.83 /Ea	218
		15/16" 2' Cross Tee - 2x2 Grid	247.25 Ea	4.22 /Ea	1,042
		15/16" 2' Cross Tee - 2x2 Grid	54.15 Ea	3.02 /Ea	163
		Ceiling Tile 2' x 2' Tegular Edge	1,648.36 SF	4.21 /SF	6,933
		Ceiling Tile 2' x 2' Tegular Edge	361.00 SF	1.21 /SF	435
		Acoustical Ceiling		/SF	13,464
		Carpet			
		Carpet	2,100.00 SF	4.00 /SF	8,400
		Vinyl Tile	1,800.00 SF	4.00 /SF	7,200
		Rubber base - 4"	555.00 LF	1.00 /LF	555
		Carpet		/SY	16,155
		Painting			
		Paint - drywall partition, new	1,730.00 SF	0.85 /SF	1,471
		Paint - drywall partition, existing	6,927.00 SF	0.65 /SF	4,503
		Paint - drywall ceiling/soffit, new	145.00 SF	2.00 /SF	290
		Paint - hollow metal frame	5.00 Ea	100.00 /Ea	500
		Painting		/SF	6,763
		FINISHES		/SF	60,085
100000.0	102600.0	SPECIALTIES			
		Wall & Corner Guards			
		Handrail - 1-1/2" Round Paint Grade Allowance	225.00 LF	20.98 /LF	4,721
		Wall & Corner Guards		/LF	4,721
		Lockers			
	105100.0	Lockers - 3 wide - Single Tier Wood 15"d x 6'h	3.00 Ea	1,153.50 /Ea	3,461
		Lockers - unload & distribute	3.00 Ea	74.00 /Ea	222

18102 - NABA - 2nd Floor Reno Only

Construction Budget Cost Only

Date: 3/7/2019



Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		Lockers		/Ea	3,683
		SPECIALTIES		/SF	8,403
110000.0		EQUIPMENT			
	115200.0	Audio-Visual Equipment			
		Projection Screens - electric clg mtd 12' x 12'	1.00 Ea	2,043.63 /Ea	2,044
		Audio-Visual Equipment		/SF	2,044
		EQUIPMENT		/SF	2,044
210000.0		FIRE SUPPRESSION			
	210001.0	Fire Protection			
		Sprinkler Subcontractor Relocate Heads Allowance	1,947.00 SF	2.50 /SF	4,868
		Fire Protection		/SF	4,868
		FIRE SUPPRESSION		/SF	4,868
220000.0		PLUMBING			
	220001.0	Plumbing			
		Drinking Fountain	1.00 Ea	3,250.00 /Ea	3,250
		Demo Drinking Fountain	1.00 Ea	500.00 /Ea	500
		Plumbing		/SF	3,750
		PLUMBING		/SF	3,750
230000.0		HVAC			
	230001.0	HVAC			
		HVAC Subcontractor Allowance	1,947.00 SF	10.00 /SF	19,470
		HVAC		/SF	19,470
		HVAC		/SF	19,470
260000.0		ELECTRICAL			
	260001.0	Electrical			
		Electrical Subcontractor Allowance	2,284.00 SF	15.00 /SF	34,260
		Electrical		/SF	34,260
		ELECTRICAL		/SF	34,260
270000.0		COMMUNICATION			
	275000.0	Audio-Video Communications			
		Sound System Allowance	6.00 Ea	2,500.00 /Ea	15,000
		Audio-Video Communications		/Ea	15,000
		COMMUNICATION		/SF	15,000
		Phase 2			282,748

Partial Totals

Description	Amount	Totals	Rate
Labor	94,622		
Material	39,823		
Subcontract	148,304		
	282,749	282,749	
ig Contingency - %	28,275		10.000 %
	28,275	311,024	
on Phase Fee - LS			
nstruction Fee - %	18,661		6.000 %
	18,661	329,685	
Insurance; Liability	1,723		0.520 %
	1,723	331,408	
Partial Total		331,408	