



HENDERSON
ASSOCIATES
ARCHITECTS

Hays-Mallory Community Building

Estimated Costs to address the Life Safety and Code Concerns
May 1, 2014

This estimate represents the cost to make the minimal Life Safety and Code improvements to satisfy the City of Edwardsville's Report dated March 6, 2014. The improvements will not change the physical appearance, performance or lease-ability of the facility. The improvements are as follows.

Site Work

- Re-Designated Accessible space, sign, stripping \$ 500
- New Accessible Ramp to front porch (includes demo) \$ 6,500

Building Exterior

- Remove and Replace 5 exterior doors, frames and hardware \$10,000
- Remove and Replace all exterior porches/stairs \$11,500
- Repair 17 windows (minimal) \$ 4,500

Building Interior

- Remove and replace 3 interior doors, frames and hardware \$ 1,500
- Enclose existing basement stair w/ rated partition and door \$ 5,000
- Modify storage areas to 1 hour rated enclosures w/ doors \$ 7,500
- Supplemental Exit lights/Emergency lights \$ 1,500
- NFPA 72 upgrades for fire protection \$ 5,500
- Misc. Electrical corrections \$ 3,500

Total Life Safety/Code Improvements \$57,500

20% contingency \$11,500

\$69,000

A/E fees \$ 7,000

Total Cost Estimated Cost \$76,000