

Flanders Mansion
Cost Estimate

Carmel-by-the-Sea, California



prepared for the
The City of Carmel-by-the-Sea
Carmel-by-the-Sea, California

prepared by
Architectural Resources Group
San Francisco, California

15 January 2009

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Appendix A – Cost Estimate

I. Introduction

This Cost Estimate for the Flanders Mansion was prepared by Architectural Resources Group (ARG) at the request of the City of Carmel-by-the-Sea in order to determine a comprehensive, probable-construction-costs budget document for various scenarios as set forth by the City. The Flanders Mansion is owned by the City of Carmel-by-the-Sea and is listed on the National Register of Historic Places.

As requested, this cost estimate provides three scenarios. These scenarios are the following:

- Option 1: Addresses minimal building code requirements or safety requirements in order to sell the building "As-Is".
- Option 2: Addresses requirements for leasing the building as a private residence with a long-term lease. This option would also be applicable to a budget for a buyer's use as a residence.
- Option 3: Addresses retaining the property for use as a City public facility with minimal grade finishes, to put the building in working order, and make modifications as necessary to comply with governing laws, such as the Americans with Disabilities Act. ("ADA")

This document does the following:

- (1) Sets forth the probable scope and costs of project alternatives currently under consideration;
- (2) Provides a total probable-costs estimate for the project and alternatives (accurate within 15% up or down, for a 30% range);
- (3) Provides estimated cost information for consideration by economic consultants in performing an economic analysis and feasibility study; and
- (4) Will be useful and adaptable as a working document in the future planning and implementation of the project selected through a preliminary design study.

II. Methodology

The methodology used to prepare this cost estimate was based on two one-day site visits in August 2007 and August 2008, the second in the company of the City Planning and Building Services Manager and Building Maintenance Manager and special counsel to the City, to understand the existing conditions of the residence. The building was photographed at the time of the site visit.

The project construction budget is based on the August 2007 and August 2008 visits and is based on all available information (i.e., drawings, reports, photo documentation, etc.) provided by ARG, available data, and our own direct observations as to project physical and operating conditions, made on site. The cost estimates also took into consideration the requirements of the Conditions of Sale for the Flanders Mansion Site and the Flanders Mansion Mitigation Monitoring and Reporting Program, which was approved by the City in connection with the former environmental review in 2005. Except as included in the accompanying cost estimate, items required by the Condition of Sale and Mitigation Monitoring and Reporting Program as future tasks might involve costs that are too speculative to estimate at this time.

The budget sets forth estimated costs of a General Contractor's work in the trades (including anticipated self-performed and sub-contracted work).

For each aspect of the project, a number of pertinent "trade cost" categories are identified and quantified, and are intended to include all related work in the project.

These will include:

- Site and building demolition and removals, and any special temporary measures
- Sitework – grading, natural-slope site drainage, original land profile restoration
- Utility costs, as applicable

- Site restoration, hardscapes (paths, roadways, parking), landscaping and irrigation
- Buildings – structure and enclosure, MEP systems and interior finishes / completion
- Cost impacts relating to location, difficulty, phasing requirements, etc.

The above two sections, trade costs and contractor factors would add up to the anticipated project Point-of-Award Construction Cost.

In order to produce accurate construction project budgets, ARG has conducted selective budgeting corroboration or “reality check” procedures, by making contact with members of the larger industry including general contractors and subcontractors and design and engineering disciplines. These contacts are made in order to solicit comments on costing, scope and methods, intangibles, and local marketplace conditions.

III. Explanations and Exclusions

ARG has included General Conditions, bonding costs, and overhead and profit, as well as preconstruction design contingencies. However, these percentages are based on customary industry numbers, but could vary widely depending on many factors including negotiated bids, market factors, and professional variances between designers and contractors.

Typical General Contractor additive factors for the following have been developed or applied, as follows:

- General Conditions (CSI Division 1): estimated at 10% of Construction budget.
- Supplementary Conditions and allowance for special site factors: not included.
- Overhead and Profit (Fee): estimated at 15% of Construction budget.
- Payment and performance bonds: estimated at 2% of Construction budget.

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- Conceptual Design / Estimating Contingencies: estimated at 12% of Construction budget.
- Bidding Climate Factor: not included
- Escalation: not included

Soft costs, construction phase factors, and other direct project costs are not included in the project budget. These are described in greater detail below.

Additive Construction Phase Factors

Typical owner controlled additive factors for the project that may include:

- Acceptance (or rejection) of Bid Alternates, as structured into the bid documents.
- Construction phase contingencies on known project scope to address such issues as: concealed conditions, omissions and errors in the construction documents, unforeseen agency requirements, incorporating work previously excluded or qualified.
- Construction phase contingencies on discretionary project scope.

Soft Costs

These costs include such non-contractor budget elements as:

- Design professionals, and associated engineering and technical consultants
- Testing and inspection entities to be engaged
- Project management and controls
- Legal, funding, oversight entity, etc., program costs

Other owner-Direct Project Costs

Costs of items that may be required for a complete project, but not included in project scope such as:

- Furniture, Fixtures & Equipment
- Hazardous materials investigation and abatement

IV. Notes

- All directions (NSEW) and Room names noted within the Cost Estimate and within these notes are used with reference to the drawings supplied by the City of Carmel-by-the-Sea, dated 26 November 1984 drawn by Frank Lee, Engineer.
- The crawl spaces in the basement were not reviewed.
- ARG recommends procurement of both a certified building inspection service and a termite inspection service for further information.
- No pricing for termite or hidden dry rot is included in this cost estimate.
- No work is recommended for the attic space with regard to finishing, i.e. gypsum board on the ceiling rafters or exposed wall framing. ARG recommends removal of any attic finishes originally installed as part of the Designer Showcase displays, circa 1980s.
- All numbers are "ROM" (rough order of magnitude) figures based on the current market pricing. (See Methodology section.) Due to the current unstable economic condition, materials costs could rise significantly in the near future. Because of this, cost escalation prices could be higher than the current yearly estimates of 15% per year.
- With specific reference to the change in floor levels on the first floor, it is possible to bring the Flanders Mansion up to current building code with major reconstruction of structural and architectural layout of the first floor. The proposed layout would include a ramp from the reworked entry vestibule and an ADA bathroom in the Map Room. Portions of the existing Map Room would need to be modified to incorporate the new compliant bathroom. In addition, a large portion of the north end of the Parlor/Art Studio would be modified to install a ramp up to the Dining /Print Room. Due to the historic significance of this building, this is not recommended by ARG. Instead, ARG recommends obtaining variances based on historic building code allowances. This would mean, in

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effect, that the building would not be ADA accessible, even with certain upgrades as noted in the estimate enclosed herein.

V. Bibliography

Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Washington, D.C.: U.S. Interior Department – NPS Heritage Preservation Services, 1995 (as amended).

City of Carmel-by-the-Sea Municipal Code, Chapter 17.32, Historic Preservation

California State Historical Building Code, Title 24, California Code of Regulation, Part 8

Appendix A – Cost Estimate

Flanders Mansion

Construction Costs Estimate

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WORK REQUIRED	Code/Safety Preparation For Sale of Bldg.	Costs to Purchaser, or to City for Long-Term Lease, for Use as Residence		Use by City as Public Facility
		Option #1	Option #2	Option #3
Termite Inspection	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Home Inspection	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Site Work				
Provide Disabled Parking				\$ 2,500.00
Install Fencing to define public vs. private property			\$ 2,500.00	\$ 2,500.00
Provide smooth path of travel to building. Repair damaged flagstone walkways			\$ 4,500.00	\$ 4,500.00
Provide access from Grade to building entry			\$ 3,500.00	\$ 3,500.00
Provide security lighting			\$ 3,500.00	\$ 3,500.00
Correct site drainage problems at front of house, NE entry near kitchen and SE entry at rear and corner			\$ 25,000.00	\$ 25,000.00
Install new grass and irrigation systems at south and west of house.			\$ 10,000.00	\$ 10,000.00
Provide parking per MMRP			\$ 5,000.00	\$ 5,000.00
"Safe-off" Electrical	\$ 5,000.00			

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WORK REQUIRED		Code/Safety Preparation For Sale of Bldg.	Costs to Purchaser, or to City for Long-Term Lease, for Use as Residence	Use by City as Public Facility
Building Exterior				
Provide Entry Door and Opening that meet ADA requirements			\$ -	\$ 20,000.00
Build new porch and stair at SE corner entry			\$ 4,500.00	\$ 4,500.00
Repair Garage Doors			\$ 3,500.00	\$ 3,500.00
Repair or replace copper gutters at garage			\$ 1,500.00	\$ 1,500.00
Provide Chimney Bracing 2 chimneys			\$ 8,000.00	\$ 8,000.00
Provide exterior security lighting			\$ 10,000.00	\$ 10,000.00
Trim ivy and other plant materials off walls and gutters as needed. Allowance			\$ 15,000.00	\$ 15,000.00
Re-roof building including reuse of existing tiles, replacement of missing or damaged tiles. All new flashings at penetrations and new flashings at windows, dormers, chimneys etc.			\$ 120,000.00	\$ 120,000.00
Remove or Secure loose roof tiles as safety measure		\$ 5,000.00		
Repair existing wood gutters and copper downspouts. Replace damaged sections where needed.			\$ 25,000.00	\$ 25,000.00
Repair Southeast Entry to basement			\$ 45,000.00	\$ 45,000.00

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WORK REQUIRED		Code/Safety Preparation For Sale of Bldg.	Costs to Purchaser, or to City for Long-Term Lease, for Use as Residence	Use by City as Public Facility
Clean out Basement		\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
Replace broken glass			\$ 250.00	\$ 250.00
Repair /replace rotten window sills and trim			\$ 10,000.00	\$ 10,000.00
Repair replace rotten window sash/allowance			\$ 10,000.00	\$ 10,000.00
Repair chimney caps and screens for fireplaces, furnace and water heater.			\$ 12,500.00	\$ 12,500.00
Repoint exterior masonry where necessary Allowance			\$ 20,000.00	\$ 20,000.00
Correct vent piping at roof-CODE allowance			\$ 20,000.00	\$ 20,000.00
Correct exterior stone landscaped stair at SE sides of building			\$ 15,000.00	\$ 15,000.00
Building Interior General				
Shore SE corner of building and install new perimeter foundation wall. Allowance			\$ 100,000.00	\$ 100,000.00
Install new security system			\$ -	\$ 15,000.00
Install sprinkler system			\$ -	\$ 45,000.00
install new heat sensor system			\$ -	\$ 15,000.00
Install new electrical system into building and to subpanels incl. GFI			\$ 35,000.00	\$ 35,000.00
Install new Data T-1 line for computer/phone/cable			\$ -	\$ 6,500.00

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WORK REQUIRED		Code/Safety Preparation For Sale of Bldg.	Costs to Purchaser, or to City for Long-Term Lease, for Use as Residence	Use by City as Public Facility
Install new mechanical system furnace, hot water heater ducts and controls			\$ 35,000.00	\$ 35,000.00
Clean entire building			\$ 4,500.00	\$ 4,500.00
Repair all doors and hardware as necessary for proper function Allowance			\$ 10,000.00	\$ 10,000.00
Paint all walls ceilings and trim as needed			\$ 15,000.00	\$ 15,000.00
Install ADA signage for building			\$ -	\$ 1,500.00
Remove old carpets and install new			\$ 19,000.00	\$ 19,000.00
Clean and polish wood floors			\$ -	\$ 5,500.00
Clean and seal stone/tile floors			\$ 2,500.00	\$ 5,500.00
Basement				
Install new lighting			\$ 2,500.00	\$ 2,500.00
Repair masonry retaining wall			\$ 2,500.00	\$ 2,500.00
Patch and paint damaged walls in stairwell.			\$ 1,500.00	\$ 1,500.00
First Floor				
Clean Fireplaces and flues			\$ 1,500.00	\$ 1,500.00
Patch and repair walls where cracked or damaged			\$ 4,500.00	\$ 4,500.00

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WORK REQUIRED		Code/Safety Preparation For Sale of Bldg.	Costs to Purchaser, or to City for Long-Term Lease, for Use as Residence	Use by City as Public Facility
Provide ramp between rear rooms and kitchen hall areas			\$ -	\$ 25,000.00
Convert Map Room bathroom to new ADA bathroom			\$ -	\$ 35,000.00
Install new equipment in kitchen: refrigerator, oven, sink			\$ 2,500.00	\$ 1,500.00
Repair Dry Rot on Trim at kitchen entry, Pantry and breakfast nook			\$ 8,500.00	\$ 8,500.00
Repair any leaks or faulty plumbing causing wall damage			\$ 4,500.00	\$ 4,500.00
Reinstall existing dining room door and other missing doors (total 5)			\$ 3,500.00	\$ 3,500.00
Remove threshold at kitchen to comply with ADA			\$ -	\$ 750.00
Repair walls and ceiling in Map Room			\$ 4,500.00	\$ -
Repair mural in Map Room			\$ 3,500.00	\$ -
Install new or existing light fixtures			\$ 4,750.00	\$ 4,500.00
Repair wall at "closet" of Parlor/Liv. Rm.			\$ 1,500.00	\$ 1,500.00
Repair existing plumbing/piping and drains			\$ 25,000.00	\$ 25,000.00
Remove Asbestos form pipes in hall closet			\$ 4,500.00	\$ 4,500.00
Patch wall in Telephone closet			\$ 1,500.00	\$ 1,500.00

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WORK REQUIRED		Code/Safety Preparation For Sale of Bldg.	Costs to Purchaser, or to City for Long-Term Lease, for Use as Residence	Use by City as Public Facility
Repair pocket door at kitchen/butler area			\$ 1,500.00	\$ -
Repair existing toilet fixtures: sinks and toilets and tubs			\$ 5,500.00	\$ 5,500.00
Install new wood counter and copper sink in China Pantry			\$ 1,500.00	\$ 1,500.00
Install emergency lighting			\$ 8,000.00	\$ 8,000.00
Repair bathroom floor and walls in "butler" area			\$ 6,500.00	\$ 6,500.00
Repair cracked wall at rear door "butler" area			\$ 2,500.00	\$ 2,500.00
Repair mold/delaminated plaster at ceiling of butler area			\$ 2,500.00	\$ 2,500.00
Install GFI's in bathroom butler area.			\$ 1,500.00	\$ 1,500.00
Remove Showcase casing over doors in butler area			\$ 550.00	\$ -
Second Floor				
Reinstall new and or missing doors			\$ 1,500.00	\$ 1,500.00
Install new lighting or repair existing			\$ 3,500.00	\$ 3,500.00
Repair plumbing and fixtures in 3 bathrooms.			\$ 15,000.00	\$ 15,000.00
Install emergency lighting.			\$ 1,500.00	\$ 3,500.00
Repair plaster walls at bedrooms			\$ 4,500.00	\$ 4,500.00

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WORK REQUIRED		Code/Safety Preparation For Sale of Bldg.	Costs to Purchaser, or to City for Long-Term Lease, for Use as Residence	Use by City as Public Facility
Repair pipe leak /plaster wall at SE corner			\$ 2,700.00	\$ 2,700.00
Repair cracking wall plaster SE Bedroom			\$ 2,500.00	\$ 2,500.00
Repair plaster in Closet of SE bedroom			\$ 1,500.00	\$ 1,500.00
Remove can lights in Master bedroom and patch			\$ 3,200.00	\$ -
Remove Can lights and patch ceiling in NE bedroom			\$ 2,400.00	\$ -
Repair broken Mirror in Master bath			\$ -	\$ 250.00
Replace electric heater in master bathroom- CODE			\$ 1,500.00	\$ 1,500.00
Investigate leak above door frame to master walk in closet			\$ 2,250.00	\$ 2,250.00
Remove Marble tile surround of flue in attic space			\$ 550.00	\$ -
Remove Existing and Replace marble tile in master bath			\$ -	\$ 3,500.00
Repair loose stair treads			\$ -	\$ 1,200.00
Sub Total		\$ 16,500.00	\$ 751,150.00	\$ 915,400.00
Design Contingency 15%		\$ 2,475.00	\$ 112,672.50	\$ 137,310.00
General Conditions 10%		\$ 1,650.00	\$ 75,115.00	\$ 91,540.00
Contractor Overhead and Profit 15%		\$ 2,475.00	\$ 112,672.50	\$ 137,310.00
Design Fees@ 12%		\$ 1,980.00	\$ 90,138.00	\$ 109,848.00

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Bonding 2%		\$ 330.00	\$ 15,023.00	\$ 18,308.00
GRAND TOTAL		\$ 25,410.00	\$ 1,156,771.00	\$ 1,409,716.00