

ESTIMATE & CD REVIEW DATA				ITEMIZED STATEMENT OF GMP							
WC	Description	Company	Budget Total	Amount	Adjustments	Voluntary Discount	Plugged #'s	Revised Total (as of 5/27)	Total (prior to 5/27)	Difference (since 5/24)	Explanation
01	Demolition	Blue Star, Inc.	405,644	568,900	(25,000)	(6,000)	14,000	551,900	547,900	4,000	Added \$4k more for balcony seating removal per hard quote from American Seating + \$10k for plugged for second floor seatings + \$6k for removal walls at floors 1-3 elevator faces for new frames by elevator sub.
01A	Haz. Mat. Abatement	Qualified Abatement	213,190	104,350	1,200	0	25,000	130,550	136,550	(6,000)	Removed \$9k from adjustment since air monitoring is included in base bid / added \$3k for pigeon waste at marquee sign / added \$1,500 for oil sludge removal + \$10k for minimal concealed space pipe insulation + \$12k for asbest wire wrap + \$1,200 for sewage pumping at crock
02	Site Exc. & Utilities	Fessler & Bowman	173,060	175,050		0	30,000	205,050	205,050	0	Added \$30k for WP outside face of west walls + drain tile / not sure enough depth to tie into existing storm c/b + cross connected
05	Site Concrete	Fessler & Bowman	160,260	87,677	4,185	0		91,862	91,862	0	Replace existing stairwell with new stairwell at N/W corner
10	Concrete	Fessler & Bowman	371,718	999,900	27,247	(15,000)	40,000	1,052,147	1,087,147	(35,000)	Deducted \$35k from Plugged for concrete in-fill repair at steps and floor of Auditorium to be treated as an Allowance / added = \$8,790 new 3" slab topping in mech. Room + \$13,551 at new kitchenette + \$13,880 at front entry in lieu of metal stud/plywood condition - (1,774) deduct for non AHU pad / (1,200) - deduct no grout packing using steel shims / (10,000) - deduct to use TCC buck hoist / (7,000) - deduct no concrete under 2 piers at elev. / Added \$11,000 Xpex in lieu of Thoroseal
10A	Grout Injecting	Spartan Specialties	157,032	123,400		0		123,400	123,400	0	
10B	Underpinning	Hardman	0	117,000	4,000	0		121,000	121,000	0	Nothing shown on drawings - hired Ruby Assoc. to do study / Need max. 20 push piers with side brackets on 4 / Added \$4k for SME to inspect work
11	Masonry Restoration	Grunwell Cashero	1,000,399	797,805	12,600	0	30,000	840,405	840,405	0	Added \$30k for unknown masonry repairs not noted on drawings / \$10k for extra/attic stock terra cotta pieces / \$2,600 for better masonry coating
11A	Interior Masonry	Grunwell Cashero	119,218	121,870	25,000	0	25,000	171,870	171,870	0	Added = \$25k for marble wainscoat in Lobby + \$20k for patching holes in existing walls through-out basement areas / deduct (5,000) for reduced scope in interior CMU + \$10k for notching elev. Shaft
12	Structural Steel	Rhomann Iron / Steel Erectors	909,697	865,257	78,989	0		944,246	944,246	0	Added \$87k for catwalk design/install - using Unistrut to design/install system / missing guard rail at mech. Steel = \$11k / missing rail at bridge = \$5k / added \$20k to add Unistrut @ back of Auditorium + \$40k for 3 4" x 4" vertical post at elevator shaft walls embedded
14	Roofing	National Roofing	509,338	654,556	10,000	0		664,556	664,556	0	Includes new roof over Marquee sign / added \$10k for walkway pads not shown on plans
17	Scaffolding	Seaway	238,840	124,364	143,562	(11,000)		256,926	256,926	0	Added = \$73k for larger/faster buck hoist - dimensions & size field verified by hoist mfg. + \$58,440 for rent = 4 months + \$600 training + 10 inspections = \$6,880 + runway = \$5000
18	Windows, Glass & Glazing	Calvin Glass	503,191	1,280,000	(465,000)	0		815,000	815,000	0	Deducted \$465k from Calvin bid for new wood windows - assigned separate work category (18B)
18A	Metal Window Restoration	Centennial Preservation Group	29,900	264,700		0		264,700	264,700	0	
18B	Wood Replacement Windows	Window Pro	0	257,322	(7,400)	0		249,922	249,922	0	Includes 12 window at 3rd floor missed on dwgs + furnish & install of aluminum clad wood windows / install by WindowPro / deducted \$7,400 for no screens (\$100/window)
20	General Trades	Spence Bros.	689,537	1,006,000	205,200	0	3,000	1,214,200	1,254,200	(40,000)	Deducted \$40k - will work with Spence Bros. to find cheaper doors, frames, minimal temp protection / Includes all specialty doors, new door/hdwr, temp. protection / install 150 steel plates under extg. 10" conc. x \$120 each Infill / added roof blocking / toilet accessories + \$15k catwalk improvements + \$10k for board/batten above entry door openings per Matt J. site visit
21	Walls and Ceilings	Grunwell Cashero	564,996	449,000	32,100	0	30,000	511,100	531,100	(20,000)	Deducted \$20k from flat finishes plaster repair to / added = \$32,100 for upgrade sound panels in Black box, Proj. Booth & nicer panels / inc. elevator shaft walls / missing walls at Kitchenette, etc. + added \$30k for plaster flat work repairs unknown at ceilings in Auditorium area
21A	Plaster Restoration	DW Lurvey	83,338	0	130,505	0	40,000	170,505	170,505	0	Includes new coffered clg. at main entrance /repairs in Auditorium / repair niche fountain + Added \$40k for cutting/patching channels
22	Tile and Terrazzo	Fabris Pearce	302,793	194,300	38,740	0	(5,000)	228,040	233,040	(5,000)	Deducted \$5k from terrazzo cleaning / added = \$12,650 for terrazzo repair and cleaning work in Arcade hallway / applying tile over existing walls with primer - approved by architect
23	Carpet & Resilient Flooring	SCI	111,854	140,770	15,595			156,365	156,365	0	Added = \$15,595 for to fill in for imperfections in concrete / additional prep. / binding edges
24	Painting	DW Lurvey	371,752	313,557		0		313,557	313,557	0	Added = \$10k for Darla Olson as independent interpreter of paint colors
24A	Decorative Painting	DW Lurvey	551,591	397,800	45,380	0	10,000	453,180	453,180	0	Added = 3 colors @ Proscenium = \$29k + Marblized painting @ columns = N/C, + 3 colors on Balcony = 16,380 + Coufered Clg. Painting = N/C + \$10k for Darla Olson - paint consultant
24B	Resinous Flooring	Stonehard	250,653	168,000	12,400			180,400	180,400	0	Added = \$12,400 for WP @ perimeter walls per spec's
25D	Marquee Sign Restoration	Signs by Crannie	250,500	311,882		0		311,882	311,882	0	Transferred digital lighting = \$60k from Electrical to Marquee
26	Fire Protection	John E Green	772,746	544,810			20,000	564,810	564,810	0	Using all plenum rated piping through out / added \$20k for plaster repair work to route pipe in walls
27	Mechanical	Goyette Mechanical	4,754,445	3,384,000	53,500	(50,000)	30,000	3,417,500	3,417,500	0	Transferred furnish/install toilet accessories to WC 20 / Add = \$45k conc. floor saw cut, remove, backfill, pour conc. + \$8,500 for missed u/g due to kitchen layout + \$30k for unknown
28	Electrical	Weinstein Electric	3,662,104	3,069,398	132,085	0		3,201,483	3,201,483	0	Digital lighting reassigned to Marquee Sign WC - budget for WC28 incl. AV system = \$925k moved to AV equipment WC 31E / Add = \$10,500 for inaccurate HP fixture count on plans / multiple other adds = \$27,850 for missed AV conduits + \$19,621 for missed Theatre conduit + \$9,961 fro security conduit + \$3k for Dave J. to assist in routing + \$15,515 for temp power from Dryden Bldg. + C/E added \$45,583
29	Kitchen Equipment	C&T Design	280,000	137,739				137,739	137,739	0	C&T did design
30	Elevators	OTIS	380,000	265,872	(613)			265,259	265,259	0	Deduct = \$3,341 for aluminum sill in lieu of nickel silver + Add = \$2,728 for partial help on decommissioning extg. Elevator / full demo. By WC01
31A	Orchestra Pit Lift (ALTERNATE)	Serapid	1,925,500	0				0	0	0	Moved appropriate amounts to line items below / transferred AV Equipment = \$925k from Electrical
31B	Rigging and Stage Drapery	LVH	0	489,000	7,800	(10,000)		486,800	486,800	0	Added - \$7,800 to demo all existing curtains, rods, lines, pulleys, etc.
31C	Portable Stage Platform	LVH	0	34,000				34,000	34,000	0	
31D	Theatrical Equipment / Lighting	LVH	0	405,000		(8,000)		397,000	397,000	0	
31E	AV Equipment	Parkway (ASCOM)	0	596,375	21,000	(5,000)		612,375	612,375	0	Added to upgrade speakers to complete center array
31F	Seating	American Seating	504,245	530,131	(10,000)			520,131	520,131	0	Deduct = \$10k to eliminate LED at every other row of seating
98	Other Scope		335,548	0				0	0	0	Transferred to applicable WC's 10, 20, 27
Subtotal:			20,583,089	18,979,785	493,075	(105,000)	292,000	19,659,860	19,761,860	(102,000)	
	Design Contingency:	3.0%	268,181	268,181	(268,181)					0	
	Bid Contingency:	1.0%	201,803	201,803	(201,803)					0	
Subtotal:			21,053,073	19,449,769	23,091	(105,000)	292,000	19,659,860	19,761,860	(102,000)	
	CM Risk/Construction Contingency:	3.0%	629,792	600,000			5,500	596,666	602,877	(6,211)	
	Preconstruction Phase Labor:		75,000	134,925				134,925	134,925	0	
	General Conditions:		856,844	1,024,604				1,024,604	1,024,604	0	Added temp. security fencing around site + jersey barriers + 2 additional months for work
	Permit(s):		281,197	192,472				192,472	192,472	0	Plan review fee paid by owner = \$28,686 / used total project cost = \$14 million for bldg. permit
	Commercial General Liability Insurance:	0.55%	116,369	116,369				121,603	121,603	0	
	Builders Risk Insurance (by owner):	0.17%	36,592	36,592				0	0	0	By owner
	Subcontractor Default Insurance:	1.09%	228,780	228,780				210,467	210,565	(98)	
	Performance & Payment Bond:		127,866	0				0	0	0	By owner
	Fee:	2.00%	451,094	451,094				451,094	451,094	0	Value based on 2% of Preliminary Budget x (total construction cost + Precon. Labor + General Conditions)
Subtotal CM Services:			2,803,534	2,784,836	-		5,500	2,731,831	2,738,140	(6,309)	
TOTAL CONSTRUCTION ESTIMATE:			23,856,607	22,234,605	23,091		297,500	22,391,691	22,500,000	(108,309)	
Add - Alternate #5 Removal of Third Floor Office Space								244,309			
Deduct - line items #1-11 options noted on the attached								(136,000)			
ADJUSTED TOTAL:								22,500,000			

Capitol Theatre Restoration Project Budget

Funding Sources	Amount
Foundation Support	\$15,000,000
State of Michigan CRP	\$5,500,000
State of Michigan MSHDA	\$500,000
Deferred developer fee	\$1,259,881
Bridge loan	\$1,000,000
Historic tax credits equity	\$4,436,342
Fundraising*	\$4,539,777
Total	\$32,236,000

Project Budget	Amount
Building Purchase	\$2,000,000
Reimbursable expenditures	\$975,000
Hard Construction	\$22,500,000
Construction and owner contingency	\$2,244,600
Developer Fee	\$2,259,881
Rent and operating reserves	\$475,000
Architectural, engineering, and other costs	\$1,781,519
Total	\$32,236,000