

David Miller and Associates, P.A.

AA-26000963

David R. Miller, A.I.A., NCARB

AR - 9417

American Legion Building
196 NW 8th Avenue
Delray Beach, Florida

Assessment

Built in 1966, the three thousand square foot clubhouse has changed very little. The building is a concrete masonry structure with formed and poured columns and tie beams. The exterior walls appear sound and no unusual settlement is evident. The roof structure is wood tongue and groove decking which spans from the exterior walls to interior columns and beams. This roof decking is significantly deteriorated and is not adequate to meet today's wind loads.

Recommendations & Possible Uses

Recommendations include the removal of the existing roof system, ceiling and interior columns, installation of a new tie beam over the existing tie beam at the perimeter walls, and new sloping roof trusses anchored to the new tie beam. The new roof and tie beam will provide significant strength allowing for the desired open floor space that lends itself to a myriad of space configurations and use options.

Interior improvements consist of:

- ADA compliant restrooms
- A conference room
- Two office spaces
- Large 39'x58'/49' open work area
- Impact rated windows and storefronts

Post construction uses may include office space for:

- Offices for City staff
- Temporary records storage
- Meeting event space for public use
- Leasing the facility to fill a community need such as establishing an early learning center for kids.

Preliminary estimate of probable construction costs based on the conceptual plans is \$446,000; breakdown attached.

• **Architecture • Engineering • Planning • Construction Management •**

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PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS

**American Legion Building
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<u>Item</u>	<u>Estimated Cost</u>
A. Demolition	\$15,000
B. New Tie Beams/CMU Work	\$30,000
C. Moisture Protection/Insulation	\$5,000
D. Roof System	\$50,000
E. Aluminum Windows & Storefronts	\$25,000
F. Doors/Frames/ Hardware	\$4,000
G. Stucco & Patch Work	\$15,000
H. Electrical / Life Safety / Low Voltage	\$35,000
I. Mechanical	\$35,000
J. Plumbing	\$25,000
K. Fire Protection Systems	\$36,000
L. Specialties	\$8,000
M. Paint	\$16,000
N. Acoustical Ceiling	\$8,000
O. Flooring	\$12,000
P. Metal Studs & Drywall	\$15,000
Q. Landscape & Irrigation Allowance	\$10,000
Sub Total	\$344,000
10% General Conditions	\$34,000
10% Overhead & Profit	\$34,000
10% Contingency	\$34,000

Total Estimated Cost \$446,000

Note: The above costs do not include costs for furnishings, fixtures, or equipment. The above costs are preliminary in nature and were assembled without the benefit of contractors or supplier's quotations or estimates.

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