



## Summary

South Padre Island Convention Center  
South Padre Island, Texas  
Conceptual Estimate for Renovation Only

**Lobby to be replaced with new structure above ground / Exterior walls to be replaced with Stucco  
Exterior Skin is stucco at the new lobby.**

February 13, 2014

Description	Total	76,000
<b>General Conditions</b>	\$	791,700
<b>Structural:</b>		
Lobby	\$	1,652,844
Other	\$	368,859
<b>MEP Systems:</b>		
Mechanical	\$	1,489,515
Electrical	\$	1,559,460
Plumbing / Fire Protection	\$	226,000
<b>Wall systems:</b>		
New Exterior Skin	\$	1,258,691
Glazing system	\$	1,120,663
<b>Interior Finishes:</b>	\$	1,629,365
<b>Technology and Kitchen</b>	\$	503,648
<b>Restrooms</b>	\$	357,691
<b>Site</b>	\$	727,414
Subtotal	\$	11,685,848
Construction Manager's Contingency	\$	318,073
Fee	\$	484,229

<b>Total with Alternates</b>	<b>\$</b>	<b>12,488,150</b>
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- \*\* Lobby consist of keeping the existing concrete slabs and columns, structural steel, and roofing to be removed and replaced. The fabric canopies removed from budget. Existing cooling tower to remain. Replacing structure under cooling tower. Lobby skin to be stucco not glass reinforced concrete panels. Wood entries to be painted MDF. Interior Limestone removed.
- \*\* Restroom is to add 14 additional lavatories on the outside of the building.
- \*\* Remove all EIFS and sheathing to metal studs. Replace the bottom 2 feet of exterior studs at brick lugs with CMU. Install sheathing. Waterproof the sheathing. Install stucco with integral color on sheathing.
- \*\* Electrical and Mechanical - The new design removes all existing equipment, piping, and duct for the corridors, lobby, south meeting rooms, north meeting rooms, administration, and storage areas. Pricing includes removing all existing items and replacing with new.

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 2/13/2014

Lobby to be replaced with new structure above ground / Exterior walls to be replaced with

<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
<b>2/13/2014</b>				
Perimeter Protection - Roof	2,714	ea	\$ 12.35	\$ 33,518
Demo Entry Concrete for Lobby	5,351	ea	\$ 5.00	\$ 26,755
Demo structural steel at Lobby	63	ea	\$ 2,000.00	\$ 126,460
Demo concrete roof at Lobby	12,646	ea	\$ 5.00	\$ 63,230
Concrete (lobby topping slab)	12,646	sf	\$ 3.00	\$ 37,938
Topping slab - Lobby	12,646	sf	\$ 3.50	\$ 44,261
Structural Steel - Lobby	63	tons	\$ 3,800.00	\$ 240,274
Steel Roof Decking - Lobby	126	sf	\$ 360.00	\$ 45,526
Roofing Lobby Area - Not the existing system	12,646	sf	\$ 12.00	\$ 151,752
Stucco	45,896	sf	\$ 15.00	\$ 688,440
Floor Protection	4	mo	\$ 1,250.00	\$ 5,000
Floor Tile - Lobby	12,646	sf	\$ 15.00	\$ 189,690
	<b>41683</b>			<b>\$ 1,652,844</b>
<b>Other</b>				
Discovery of existing areas (Concrete, Steel, Walls)	4	mo	\$ 8,500.00	\$ 34,000
Layout and Dimensional Control	3	mo	\$ 4,500.00	\$ 13,500
Commissioning	3	mo	\$ 6,500.00	\$ 19,500
Demo side walk around bay area	9,562	ea	\$ 5.00	\$ 47,810
Demo arches Bay Side	2,820	sf	\$ 3.54	\$ 9,983
Demo metal structure at entry (In front of admin)	1	ea	\$ 1,500.00	\$ 1,500
Demo Interior Operable Partitions (structure to remain)	2,976	sf	\$ 3.50	\$ 10,416
Structural Steel - Misc. Steel supports for moveable partitions	12	ea	\$ 2,750.00	\$ 34,100
Structural Steel - Misc. Steel supports for cladding at Admin	8	ea	\$ 2,750.00	\$ 22,000
Structural Steel - Misc. Steel supports for old and new HVAC	15	ea	\$ 2,750.00	\$ 41,250
Structural Steel - Misc. Steel supports to be replaced -	15	tons	\$ 4,200.00	\$ 63,000
Steel Roof Decking - Replace old units	1,900	sq's wil	\$ 8.00	\$ 15,200
Misc. Blocking Through Out Building	76,000	lf	\$ 0.35	\$ 26,600

Patchwork - 15 HVAC Units (Existing System)	1,500	EA	\$	20.00	\$	30,000
					<b>\$</b>	<b>368,859</b>
<b>Mechanical</b>						
HVAC - All new	24,865	sf	\$	27.00	\$	671,355
HVAC - Existing items used	51,135	sf	\$	16.00	\$	818,160
					<b>\$</b>	<b>1,489,515</b>
<b>Plumbing</b>						
Cap and remove fixtures and piping in existing restrooms	2	ea	\$	1,200.00	\$	2,400
Concrete (Back of house to reroute plumbing for grease trap)	200	sf	\$	18.00	\$	3,600
Fire Sprinkler Systems - Modifications to existing	76,000	sf	\$	1.25	\$	95,000
PLUMBING - Existing Space	1	ea	\$	125,000.00	\$	125,000
					<b>\$</b>	<b>226,000</b>
<b>Electrical</b>						
Electrical - All new	47,865	sf	\$	22.00	\$	1,053,030
Electrical - Existing items used	28,135	sf	\$	18.00	\$	506,430
					<b>\$</b>	<b>1,559,460</b>
<b>Glazing</b>						
Demo Glazing	4,259	ea	\$	2.50	\$	10,648
Aluminum Exterior Doors	39	ea	\$	2,900.00	\$	113,100
Aluminum Interior Doors	12	ea	\$	2,200.00	\$	26,400
Automatic Door Operators	2	ea	\$	2,500.00	\$	5,000
Curtain Wall	11,359	sf	\$	85.00	\$	965,515
					<b>\$</b>	<b>1,120,663</b>
<b>Exterior Skin</b>						
Demo Parapet Cap	3,085	ea	\$	1.00	\$	3,085
Roof Blocking, Parapet	3,085	lf	\$	3.50	\$	10,798
Limestone Veneer Exterior	1,949	sf	\$	13.50	\$	26,312
Stucco back of house	6,458	sf	\$	15.00	\$	96,870
FRP Doors (Single Leaf)	9	ea	\$	2,480.00	\$	22,320
Coiling Door - None insulated 8x8	3	ea	\$	3,800.00	\$	11,400
Coiling Door - None insulated 13x25	1	ea	\$	23,000.00	\$	23,000
Hardware Exterior Doors (Per Leaf)	52	ea	\$	1,080.00	\$	56,160
Fixed Louvers	62	ea	\$	2,750.00	\$	170,500
Demo Exterior EIFS	54,303	sf	\$	3.50	\$	190,061
Demo sheathing	54,303	sf	\$	3.50	\$	190,061
Demo Parapet Cap	3,085	ea	\$	1.00	\$	3,085
Demo Exterior EIFS Bottom 4 Feet	4,632	sf	\$	3.50	\$	16,212

Demo Metal Stud wall exterior (Walls at brick lugs)	4,632	sf	\$	2.50	\$	11,580
8" CMU - Existing Walls 2 feet	2,316	sf	\$	12.00	\$	27,792
Roof Blocking, Parapet	3,085	lf	\$	3.50	\$	10,798
Waterproofing, Damp proofing, and Joint sealants	58,935	sf	\$	3.50	\$	206,273
Replace existing sheathing	54,303	sf	\$	3.50	\$	190,061
Blanket Insulation in metal studs	38,795	sf	\$	2.00	\$	77,590
Metal studs modifications	2,316	sf	\$	13.00	\$	30,108

**Exterior Skin**

**\$ 1,258,691**

**Interior Finishes**

Demo Ceiling Tiles	48,513	sf	\$	0.45	\$	21,831
Demo Ceilings Drywall	5,826	sf	\$	0.85	\$	4,952
Demo Carpet	21,566	sf	\$	0.45	\$	9,705
Demo Metal stud wall interior (Meeting Rooms)	17,460	sf	\$	0.75	\$	13,095
Demo Doors and Frames	41	ea	\$	150.00	\$	6,150
In-Wall Blocking, Room Entries	6,823	lf	\$	1.80	\$	12,282
Wood Entries	6,718	sf	\$	18.00	\$	120,931
Wood Base	3,166	lf	\$	11.00	\$	34,826
Wood Paneling	915	sf	\$	75.00	\$	68,625
Lobby Benches	40	lf	\$	250.00	\$	10,000
Cabinets	65	lf	\$	350.00	\$	22,750
Hollow Metal Frames	41	ea	\$	360.00	\$	14,760
Hollow Metal Doors (Per Leaf)	47	ea	\$	195.00	\$	9,165
Wood Doors (Per Leaf)	63	ea	\$	1,500.00	\$	94,500
Hardware Interior Doors (per Leaf)	122	ea	\$	670.00	\$	81,740
Mirrored Glass	281	sf	\$	15.00	\$	4,215
Drywall - Interior double sided (Admin only)	6,235	sf	\$	4.75	\$	29,616
Drywall - Interior single sided	43,615	sf	\$	2.80	\$	122,122
Drywall Ceilings	11,105	sf	\$	6.00	\$	66,630
Ceiling - Blackout (Exhibit Hall and Meeting Rooms)	33,203	sf	\$	1.75	\$	58,105
Acoustical Tile Ceilings	11,105	sf	\$	2.75	\$	30,539
Concrete Floor Sealer (Back of House)	33,227	sf	\$	2.00	\$	66,454
Resilient Base	4,387	lf	\$	1.50	\$	6,581
Carpet Tile - Admin	415	sy	\$	28.00	\$	11,617
Carpet - Meeting, Corridors	2,477	sy	\$	49.00	\$	121,350
Fixed-Sound Absorptive Panels - Meeting Rooms	4,408	sf	\$	16.00	\$	70,528
Fixed-Sound Absorptive Panels - Exhibit Hall	5,748	sf	\$	16.00	\$	91,968
Operable Partitions	2,424	sf	\$	50.00	\$	121,200

Painting Interior	76,000	sf	\$	3.50	\$	266,000
Corner Guards	93	ea	\$	75.00	\$	6,975
Walk Off Matts	723	sf	\$	25.00	\$	18,075
Toilet Compartments	4	ea	\$	905.00	\$	3,620
Toilet Accessories	4	ea	\$	1,050.00	\$	4,200
Perimeter Firestopping MEP Areas	989	lf	\$	2.00	\$	1,978
Fire Extinguishers	15	ea	\$	150.00	\$	2,280

**Interior Finishes** **\$ 1,629,365**

**Tech and Kitchen**

Menu Board	1	ea	\$	1,800.00	\$	1,800
Kitchen to substrate select areas (Walls)	3,552	sf	\$	2.00	\$	7,104
Kitchen Tile Ceilings	2,555	sf	\$	3.75	\$	9,581
Resinous Flooring - Kitchen	2,703	sf	\$	17.00	\$	45,951
Lobby Directional Signage	1	ea	\$	15,500.00	\$	15,500
Signage	76,000	sf	\$	0.25	\$	19,000
Plaques	1	ea	\$	5,000.00	\$	5,000
Projection Screens	8	ea	\$	2,750.00	\$	22,000
Overhead Projector Mounts	8	ea	\$	1,000.00	\$	8,000
Communication - Existing Space	76,000	sf	\$	3.50	\$	266,000
Fire Alarm - Existing Space	76,000	sf	\$	1.25	\$	95,000
Window / Black-Out Shades Meeting Room (non motorized)	1,089	sf	\$	8.00	\$	8,712

**Tech and Kitchen** **\$ 503,648**

**Site**

Preservation Treatment (includes maintenance)	200	LF	\$	125.00	\$	25,000
Rough Grading	32,248	sf	\$	0.50	\$	16,124
Excavation and Fill	2,500	cy	\$	15.00	\$	37,500
Locate and maintaining wet lands boundaries	1	mo	\$	12,500.00	\$	12,500
Silt Fence	2,721	lf	\$	5.00	\$	13,605
Inlet Protection	5	ea	\$	500.00	\$	2,500
Erosion Controls Maintenance	12	mo	\$	1,800.00	\$	21,600
Construction Entrances	1	ea	\$	1,500.00	\$	1,500
Truck Wash	1	ea	\$	12,000.00	\$	12,000
Asphalt Patchwork of existing surface	770	sy	\$	80.00	\$	61,600
Sealcoat and stripping existing asphalt	28,291	sy	\$	1.50	\$	42,437
Remove and replace Concrete at Entry (Due to construction	6,309	sf	\$	12.00	\$	75,708
Broom finish Concrete Bay side	9,562	sf	\$	5.00	\$	47,810
Light Poles Bases	24	ea	\$	3,500.00	\$	84,000

Cut and Repair Asphalt for new light poles	3,330	If	\$	16.00	\$	53,280
Lift Station Repair	1	Is	\$	35,000.00	\$	35,000
Irrigation - Existing (Using existing controllers Wiring and line	1	Is	\$	45,000.00	\$	45,000
Planting	1	Is	\$	85,000.00	\$	85,000
Roof Drain Piping Replacement	650	If	\$	85.00	\$	55,250
			<b>Site</b>		<b>\$</b>	<b>727,414</b>